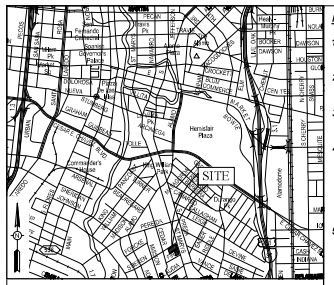


LOCATION MAP
NOT TO SCALE

NOTES:

1. IRON PINS (1/2") SET AT ALL CORNER W/ CAP STAMPED "FLORES & CO", UNLESS OTHERWISE NOTED.
2. BUILDING SQUARE FOOTAGE ARE OF THE GROUND FLOOR ONLY.
3. BUILDING HEIGHT MEASURED AT ITS HIGHEST POINT FROM THE LOWEST FINISH FLOOR
4. ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION/DEPTHS SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY/SERVICE TO OR THE STATUS OF THE UTILITIES ON THIS SITE.
5. THIS PROPERTY IS NOT (ZONE X) SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48029C0415G, DATED SEPTEMBER 29, 2010.
6. THERE ARE NO OBSERVED PROTRUSIONS OR ENCROACHMENTS WITHIN THIS PROPERTY, EXCEPT AS SHOWN AND LABELED AS ENCROACHMENT.

NOTES (CONTINUED):

7. THERE IS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, CONSTRUCTION, OR BUILDING ADDITIONS IN THE PROCESS.
8. THERE IS NO OBSERVABLE EVIDENCE OF PROPOSED STREET RIGHT-OF-WAY CHANGES, OR CONSTRUCTION/REPAIRS OF THE STREET OR SIDEWALK.
9. FLORES & COMPANY CONSULTING ENGINEERS, INC. HAS PROFESSIONAL LIABILITY INSURANCE THROUGH BERKLEY DESIGN PROFESSIONAL POLICY NO. AEC-9042228-03 IN THE AMOUNT OF $250,000.
10. THE PROPERTY HAS DIRECT ACCESS TO S. ST. MARY'S STREET, STIEREN STREET, AND FIR STREET, ALL DEDICATED PUBLIC RIGHT-OF-WAY.
11. THE FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.
12. THERE ARE NO PARTY WALLS WITH ADJACENT PROPERTY.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 19205 - SCHEDULE B ITEM #10, DATED: MAY 15, 2022:

e. Historic Designation: Verified Certificate recorded in Volume 16817, Page 1967, Real Property Records of Bexar County, Texas.
(AFFECTS SUBJECT PROPERTY - BLANKET)

TRACT 1
ADDRESS:
1209 S. ST. MARY'S STREET
SAN ANTONIO, TEXAS 78210

ZONING:
C-3NA

PARKING SPACES:

REGULAR SPACES	14
HANDICAP SPACES	2
TOTAL	16

TRACT 2
ADDRESS:
1219 S. ST. MARY'S STREET
SAN ANTONIO, TEXAS 78210

ZONING:
C-2

PARKING SPACES:

REGULAR SPACES	17
HANDICAP SPACES	2
TOTAL	19

Record Legal Description:

TRACT 1:
0.820 acres (35,724.17 S.F.) being Lots 1-5, Block 1, New City Block 2966, The Spring Add'n, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 105, Page 73, Deed and Plat Records of Bexar County, Texas, and being more particularly described below;

BEGINNING: At a set P.K. nail with shiner, said point being the intersection of the south right-of-way line of Stieren Street and the west right-of-way line of S. St. Mary's Street, said point being the most northerly corner of this tract and being the Point of Beginning;

THENCE: Along the west right-of-way line of S. St. Mary's Street, S15°58'26"E, a distance of 139.00 feet to a set ½" iron pin for an angle point, said point being at the intersection of S St. Mary's Street and a 10' alley and also being the most easterly corner of this tract;

THENCE: Departing the west right-of-way line of S. St. Mary's Street along the north right-of-way line of said 10' alley, S57°55'34"W, a distance of 267.50 feet to a found ½" iron pin for an angle point, said point being the most southerly corner of this tract;

THENCE: N15°58'26"W, a distance of 139.00 feet to a found ½" iron pin for an angle point, said point being along the south right-of-way line of Stieren Street and being the most westerly corner of this tract;

THENCE: Along the south right-of-way line of Stieren Street, N57°55'54"E, a distance of 267.50 feet to the Point of Beginning and containing 0.820 acres of land.

TRACT 2:
0.328 acres (14,289.67 S.F.) being Lots 15 and 16, Block 1, New City Block 2966, The Spring Add'n, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 105, Page 73, Deed and Plat Records of Bexar County, Texas, and being more particularly described below;

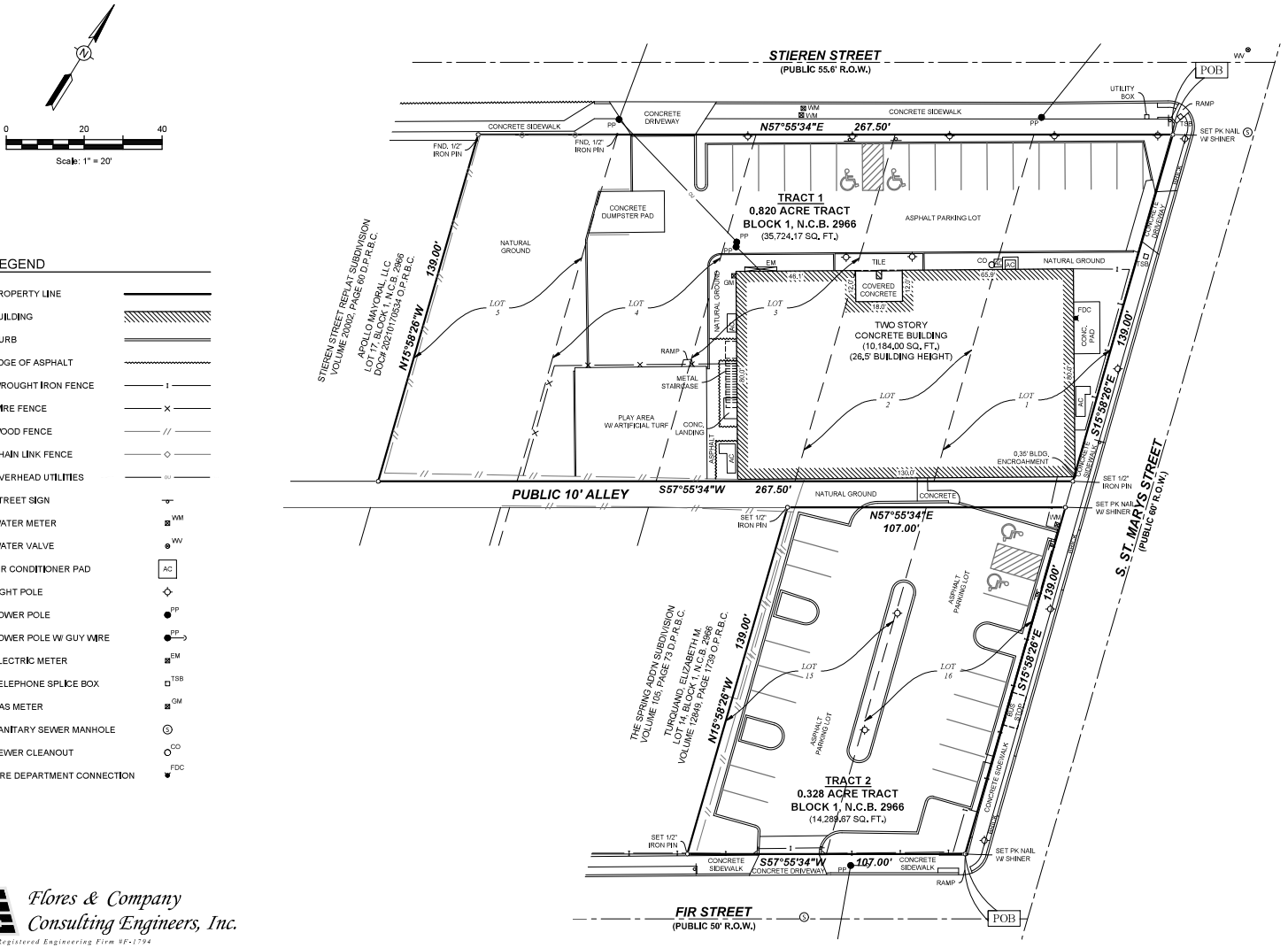
BEGINNING: At a set P.K. nail with shiner, said point being the intersection of the north right-of-way line of Fir Street and the west right-of-way line of S. St. Mary's Street, said point being the most easterly corner of this tract and being the Point of Beginning;

THENCE: Along the north right-of-way line of Fir Street, S57°55'34"W, a distance of 107.00 feet to a set ½" iron pin for an angle point, said point being the most southerly corner of this tract;

THENCE: Departing the north right-of-way line of Fir Street, N15°58'26" W, a distance of 139.00 feet to a set ½" iron pin for an angle point, said point being along the south right-of-way line of a 10' alley and being most westerly corner of this tract;

THENCE: Along said right-of-way line of a 10' alley, N57°55'34"E, a distance of 107.00 feet to a set PK nail with shiner for an angle point, said point being the intersection of said south right-of-way line of 10' alley and west right-of-way line of S. St. Mary's Street and being the most northerly corner of this tract;

THENCE: Along the west right-of-way line of S. St. Mary's Street, S15°58'26"E, a distance of 139.00 feet to the Point of Beginning and containing 0.328 acres of land.



0 20 40
Scale: 1" = 20'

LEGEND

- PROPERTY LINE
- BUILDING
- CURB
- EDGE OF ASPHALT
- WROUGHT IRON FENCE
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD UTILITIES
- STREET SIGN
- WATER METER (WM)
- WATER VALVE (WV)
- AIR CONDITIONER PAD (AC)
- LIGHT POLE
- POWER POLE (PP)
- POWER POLE W/ GUY WIRE (PP)
- ELECTRIC METER (EM)
- TELEPHONE SPLICE BOX (TSB)
- GAS METER (GM)
- SANITARY SEWER MANHOLE (S)
- SEWER CLEANOUT (CO)
- FIRE DEPARTMENT CONNECTION (FDC)

ALTA/NSPS LAND TITLE SURVEY:

TRACT 1:
0.820 ACRES (35,724.17 S.F.) BEING LOTS 1-5, BLOCK 1, N.C.B. 2966, THE SPRING ADD'N, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 73, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2:
0.328 ACRES (14,289.67 S.F.) BEING LOTS 15 AND 16, BLOCK 1, N.C.B. 2966, THE SPRING ADD'N, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 73, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CERTIFICATION

To (i) GrayStreet Acquisitions LLC a Texas limited liability company, (ii) The Children's Shelter Foundation, a Texas nonprofit corporation, and (iii) Fidelity National Title Insurance

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Details Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on March 16, 2022.

STATE OF TEXAS REGISTERED THOMAS FLORES 2238 PROFESSIONAL LAND SURVEYOR

This 29th Day of JULY A.D. 20 22

Thomas Flores
Registration No. 2238

Job No: 22-21

Flores & Company Consulting Engineers, Inc.
Texas Registered Engineering Firm #F-1794
12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247
210.490.9963 Phone
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info@floresengineers.com

Printed: 7/29/2022 3:27:26 PM, By: Art Flores, Location: W:\Survey\22-21\dwg\22121_survey.dwg, Layout: survey