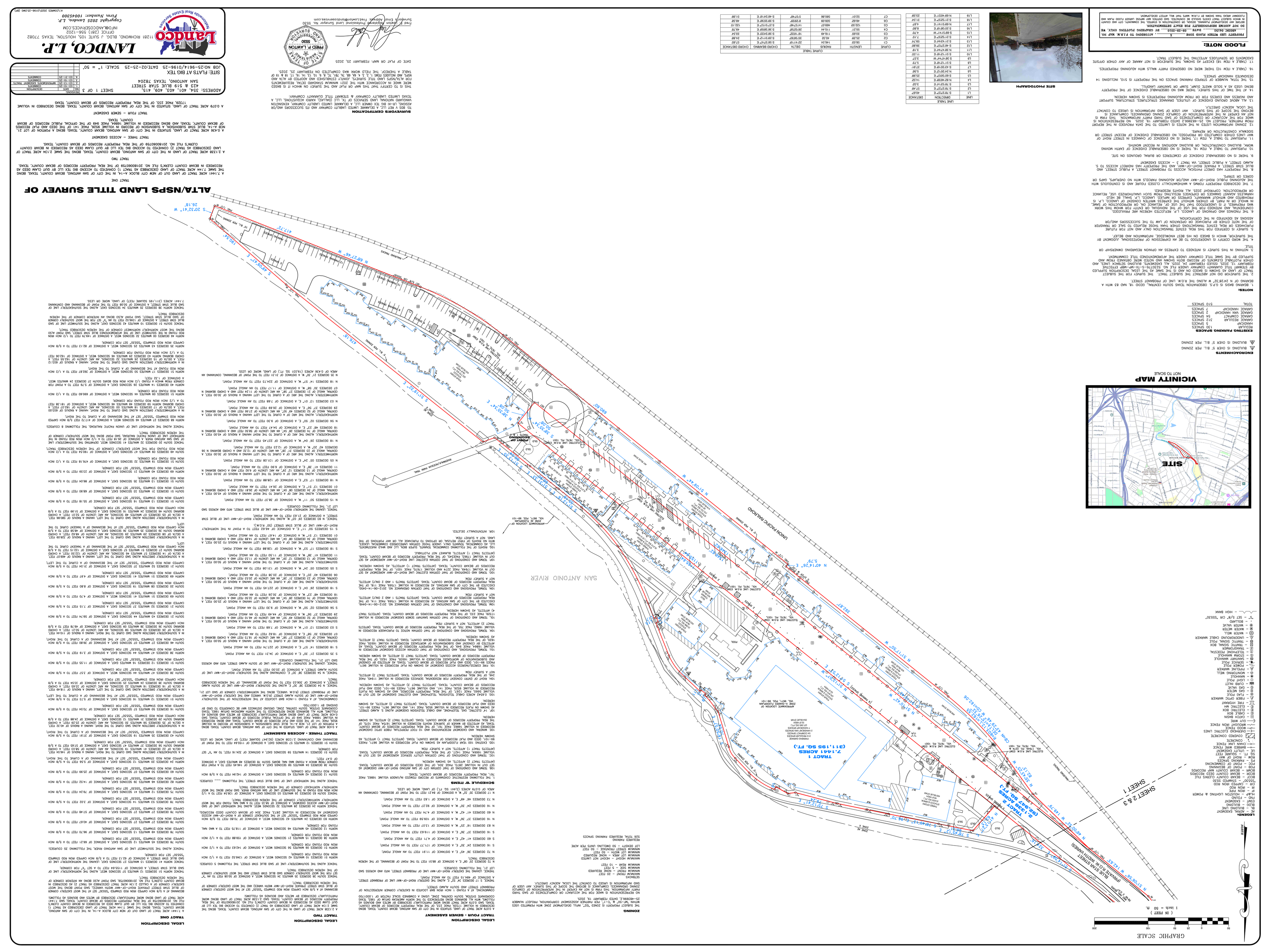
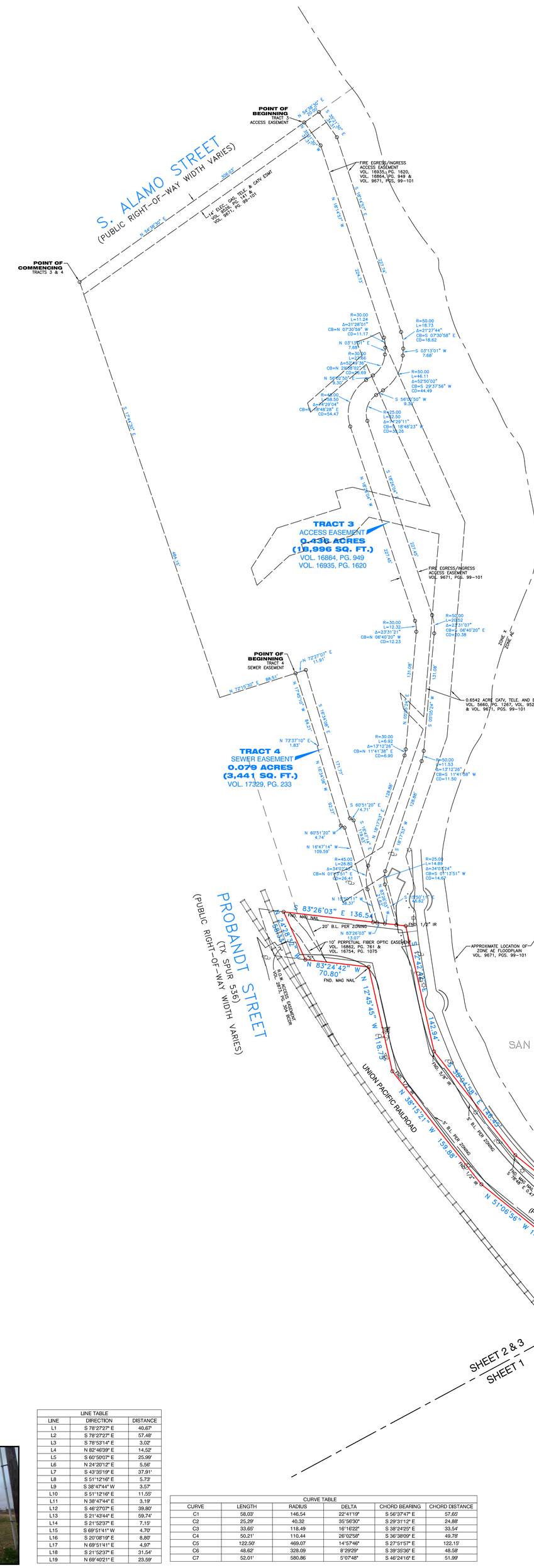

ALTA/NSPS LAND TITLE SURVEY OF
LANDCO, L.P.
Lantdco
Metropolitan Real Estate Services
11281 RICHMOND, BLDG. I, SUITE 105, HOUSTON, TEXAS 77082
OFFICE (281) 556-1202
INFO@LANDCOSERVICES.COM
Copyright 2025 Landco L.P.
Firm Number: 10045500
ADDRESS: 354, 401, 403, 409, 415, 423 & 519 BLUE STAR STREET
SAN ANTONIO, TEXAS 78204
SITE: FLATS AT BIG TEX
JOB NO.25-9614/0196-25 DATE:02-25-25 SCALE: 1" = 50'
SHEET 1 OF 3
FIELD WORK COMPLETED
DRAWN BY
REVISION/SUBMITTAL
1 02-21-25 INTERIM REVISIONS
2 02-21-25 MORTGAGEE/CLIENT REVIEW
3 02-21-25 COMMENTS
4 02-21-25 COMMENTS
FLOOD NOTE:
PROPERTY LIES WITHIN FLOOD ZONE X ACCORDING TO F.I.R.M. MAP NO. 48029C0215J DATED 09-29-2010 BY GRAPHIC PLOTTING ONLY. RE EFFORT WAS EXCLUDED FROM THE DETERMINATION OF FLOOD ZONES. NO DATA WAS SUBMITTED TO SHOW THE FLOODWAY AREA SHOWN ON F.I.R.M. MAPS THAT AFFECT DEVELOPMENT.
SITE PHOTOGRAPH
SITE
BLUE STAR STREET (PRIVATE 50' R.O.W.)
UNION PACIFIC RAILROAD
SAN ANTONIO RIVER
ZONING
LEGAL DESCRIPTION
TRACT ONE
LEGAL DESCRIPTION
TRACT TWO
LEGAL DESCRIPTION
TRACT FOUR - SEWER EASEMENT
TRACT THREE - ACCESS EASEMENT
SURVEYORS CERTIFICATION
EXISTING PARKING SPACES
ENCROACHMENTS
NOTES:
VICINITY MAP
NOT TO SCALE
SCHEDULE "B" ITEMS
TRACT ONE
TRACT TWO
TRACT FOUR
TRACT THREE
SHEET 1
SHEET 2 & 3
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

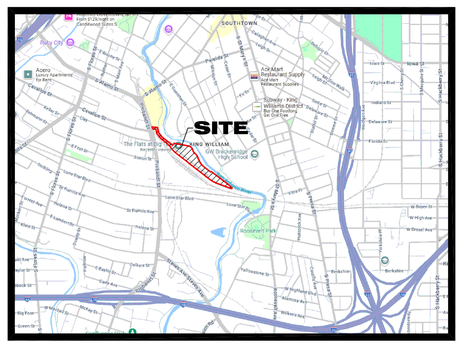
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HL&P – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"S5530" – STAMPED: S530
BCCF – BEXAR COUNTY CLERKS FILE
BCDR – BEXAR COUNTY DEED RECORDS
BCMR – BEXAR COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
BARBED WIRE FENCE
CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
CATCH BASIN
CABLE BOX
ELECTRIC BOX
ELECTRIC MH
FIRE HYDRANT
FIBER-OPTIC MARKER
FLAG POLE
GAS METER
GAS VALVE
CURB INLET
LIGHT POLE
MANHOLE
MONITORING WELL
PIPELINE MARKER
POWER POLE
SERVICE POLE
SANITARY MANHOLE
STORM MANHOLE
TELEPHONE PEDESTAL
TRANSFORMER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
UNDERGROUND CABLE MARKER
WATER WELL
WATER METER
WATER VALVE
BOLLARD
"S" – SET 5/8" CIR "S5530"
– HIGH BANK





VICINITY MAP
NOT TO SCALE

ENCROACHMENTS
1. BUILDING IS OVER 5' B.L. PER ZONING
2. BUILDING IS OVER 5' B.L. PER ZONING

EXISTING PARKING SPACES

REGULAR	130 SPACES
HANDICAP	5 SPACES
GARAGE REGULAR	312 SPACES
GARAGE COMPACT	54 SPACES
GARAGE VAN HANDICAP	2 SPACES
GARAGE HANDICAP	7 SPACES
TOTAL	510 SPACES

NOTES:

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 24°28'32" W ALONG THE R.O.W. LINE OF PROBANDT STREET.

2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THE SURVEY FOR THE SUBJECT TRACT OF LAND AS SHOWN IS BASED ON AND IS THE SAME AS THE LEGAL DESCRIPTION SUPPLIED BY STEWART TITLE GUARANTY COMPANY UNDER FILE NO. 5230776–S–TX–MP–MBP EFFECTIVE FEBRUARY 12, 2025, ISSUED FEBRUARY 24, 2025. ALL EASEMENTS, BUILDING SETBACK LINES, AND OTHER PLOTTABLE ELEMENTS OF RECORD BOTH SHOWN AND NOTED WERE OBTAINED FROM AND SUPPLIED BY THE SAME TITLE COMPANY UNDER THE AFOREMENTIONED TITLE COMMITMENT.

3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.

5. SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES OR REAL ESTATE TRANSACTIONS OTHER THAN THOSE RELATED TO SALE OR TRANSFER OF THE NOTE EITHER BY PURCHASE OR OPERATION OF LAW TO THE SUCCESSORS AND/OR ASSIGNS AS IDENTIFIED IN THE CERTIFICATION.

6. THE FINDINGS AND OPINIONS OF LANDCO, L.P. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDCO, L.P. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. LANDCO, L.P. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.

7. THE DESCRIBED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT–OF–WAY AND/OR ADJOINING PARCELS WITH NO OVERLAPS, GAPS OR GORES OR STRIPS.

8. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO PROBANDT STREET, A PUBLIC STREET, AND BLUE STAR STREET, A PRIVATE RIGHT–OF–WAY, AND THE PROPERTY HAS INDIRECT ACCESS TO S. ALAMO STREET, A PUBLIC STREET, VIA TRACT 3 – ACCESS EASEMENT

9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SITE.

10. PURSUANT TO TABLE A, ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.

11. PURSUANT TO TABLE A, ITEM 17, THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

12. ZONING INFORMATION LISTED IN THE NOTES IS LIMITED TO THE DATA PROVIDED IN THE REPORT FROM PARTNER, PROJECT NO. 25–483966.2 DATED FEBRUARY 19, 2025. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

13. ALL ABOVE GROUND EVIDENCE OF UTILITIES, DRAINAGE STRUCTURES, STRUCTURAL SUPPORT AND INGRESS AND EGRESS FOR OR FROM ADJOINING PROPERTIES IS SHOWN HEREON.

14. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

15. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 510, INCLUDING 14 DESIGNATED HANDICAP SPACES.

16. (TABLE A ITEM 10) THERE WERE NO OBSERVED PARTY WALLS WITH ADJOINING PROPERTIES.

17. (TABLE A ITEM 18) EXCEPT AS SHOWN, THE SURVEYOR IS NOT AWARE OF ANY OTHER OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT TRACT.

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE ___X___, ACCORDING TO F.I.R.M. MAP NO. 48029C 0415G _____, DATE ___09-29-2010___ BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

SITE PHOTOGRAPH

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S 78°27'27" E	45.67'
L2	S 78°27'27" E	57.48'
L3	S 78°53'14" E	3.02'
L4	N 82°46'39" E	14.52'
L5	S 60°50'07" E	25.99'
L6	N 24°20'12" E	5.56'
L7	S 43°33'19" E	37.91'
L8	S 51°12'16" E	5.73'
L9	S 38°47'44" W	3.57'
L10	S 51°12'16" E	11.55'
L11	N 38°47'44" E	3.19'
L12	S 46°27'07" E	39.80'
L13	S 21°43'44" E	59.74'
L14	S 21°52'37" E	7.15'
L15	S 69°51'41" W	4.70'
L16	S 20°08'19" E	8.80'
L17	N 69°51'41" E	4.97'
L18	S 21°52'37" E	31.54'
L19	N 69°40'21" E	23.59'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	58.03'	146.54	22°41'19"	S 56°37'47" E	57.65'
C2	25.29'	40.32'	35°56'30"	S 29°31'12" E	24.88'
C3	33.65'	118.49	16°16'22"	S 38°24'22" E	33.54'
C4	50.21'	110.44	26°02'58"	S 36°38'09" E	49.78'
C5	122.50'	469.07'	14°57'44"	S 27°31'57" E	122.10'
C6	48.62'	328.09	8°29'29"	S 39°35'36" E	48.58'
C7	52.01'	580.86	5°07'48"	S 46°24'16" E	51.99'

LEGAL DESCRIPTION PER TITLE COMMITMENT:

TRACT 1:

A 7.144 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK A–14, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 7.530 ACRE TRACT OF LAND CONVEYED TO BIG TEX SAN ANTONIO, L.P. BY DEEDS OF RECORD IN VOLUME 11657, PAGE 1232 AND VOLUME 11657, PAGE 1236, BOTH OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 7.144 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 1.0001700

BEGINNING, AT A FOUND 1/2–INCH IRON ROD LOCATED AT THE NORTHEASTERLY TERMINUS OF BLUE STAR STREET (50' R.O.W.), BEING A POINT IN THE IRREGULAR NORTHWESTERLY LINE OF SAID 7.530 ACRE TRACT;

THENCE, N 51° 12' 57" W, ALONG THE NORTHEASTERLY RIGHT–OF–WAY LINE OF BLUE STAR STREET, BEING A PORTION OF THE IRREGULAR NORTHWESTERLY LINE OF SAID 7.530 ACRE TRACT, 1155.63 FEET TO A FOUND 1/2–INCH IRON ROD; THENCE, LEAVING THE NORTHEASTERLY RIGHT–OF–WAY LINE OF BLUE STAR STREET, ALONG A PORTION OF THE IRREGULAR NORTHWESTERLY LINE OF SAID 7.530 ACRE TRACT AND HEREOF, THE FOLLOWING COURSES:

N 41° 13' 27" E, 62.13 FEET TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP;

THENCE, ALONG THE NORTHEASTERLY LINES OF THE REMAINING PORTIONS OF LOT 23 AND 24 AND THE SOUTHERLY LINES OF THE SAN ANTONIO RIVER AS FOLLOWS:

? S 78° 45' 12" E, 66.21 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 78° 49' 13" E, 96.70 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 78° 27' 27" E, 40.67 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 78° 27' 27" E, 57.48 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 78° 53' 14" E, 3.02 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 75° 12' 41" E, 79.24 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? N 82° 46' 39" E, 14.52 FEET TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 60° 50' 07" E, 25.99 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? N 24° 20' 12" E, 5.56 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CHORD OF S 56° 37' 47" E, 57.65 FEET, A RADIUS OF 146.54 FEET AND A CENTRAL ANGLE OF 22° 41' 18", A DISTANCE OF 58.03 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? S 43° 35' 19" E, 37.91 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CHORD OF S 29° 31' 12" E, 24.88 FEET, A RADIUS OF 40.32 FEET AND A CENTRAL ANGLE OF 35° 56' 24", A DISTANCE OF 25.29 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? S 16° 50' 57" E, 70.54 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 51° 12' 16" E, 5.73 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CHORD OF S 38° 24' 25" E, 33.54 FEET, A RADIUS OF 118.49 FEET AND A CENTRAL ANGLE OF 16° 15' 15", A DISTANCE OF 33.65 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? S 38° 47' 44" W, 3.57 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 51° 12' 16" E, 11.55 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? N 38° 47' 44" E, 3.19 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 46° 27' 07" E, 39.80 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CHORD OF S 39° 35' 36" E, 49.78 FEET, A RADIUS OF 110.44 FEET AND A CENTRAL ANGLE OF 26° 03' 00", A DISTANCE OF 50.21 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? S 21° 43' 44" E, 59.74 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 21° 52' 37" E, 7.15 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 69° 51' 41" W, 4.70 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 20° 08' 19" E, 8.80 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? N 69° 51' 41" E, 4.97 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 21° 52' 37" E, 31.54 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CHORD OF S 27° 51' 57" E, 122.15 FEET, A RADIUS OF 469.07 FEET AND A CENTRAL ANGLE OF 14° 57' 45", A DISTANCE OF 122.49 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CHORD OF S 39° 35' 36" E, 48.58 FEET, A RADIUS OF 328.09 FEET AND A CENTRAL ANGLE OF 08° 29' 32", A DISTANCE OF 48.63 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CHORD OF S 46° 24' 16" E, 51.99 FEET, A RADIUS OF 580.86 FEET AND A CENTRAL ANGLE OF 05° 07' 48", A DISTANCE OF 52.01 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? S 51° 13' 16" E, 55.18 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 51° 31' 33" E, 68.90 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 51° 13' 35" E, 86.04 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? N 69° 40' 21" E, 23.59 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;
? S 51° 19' 32" E, 476.18 FEET, TO A SET 1/2–INCH IRON ROD WITH STANTEC CAP FOR CORNER;

? S 49° 09' 47" E, A DISTANCE OF 190.54 FEET TO A SET 1/2–INCH IRON ROD WITH BPI CAP MARKING THE NORTHEASTERLY RIGHT–OF–WAY LINE OF THE SOUTHERN PACIFIC RAILROAD AND THEREINORTHEASTERLY CORNER OF SAID 7.530 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE SOUTHEASTERLY LINE OF THE SAN ANTONIO RIVER, ALONG THE COMMON BOUNDARY LINE OF SAID SOUTHERN PACIFIC RAILROAD AND SAID 7.530 ACRE TRACT, THE FOLLOWING COURSES:

S 20° 32' 41" W, A DISTANCE OF 26.18 FEET TO A FOUND 1/2–INCH IRON ROD;

N 68° 27' 46" W, A DISTANCE OF 417.72 FEET TO A FOUND 1/2–INCH IRON ROD;

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 603.00 FEET, A CENTRAL ANGLE OF 17° 18' 00", AN ARC LENGTH OF 182.07 FEET AND A CHORD BEARING: N 59° 48' 46" W, A DISTANCE OF 181.38 FEET TO A FOUND 1/2–INCH IRON ROD;

N 51° 09' 44" W, A DISTANCE OF 690.60 FEET TO A FOUND 1/2–INCH IRON ROD;

N 40° 14' 26" E, A DISTANCE OF 5.79 FEET TO A FOUND 1/2–INCH IRON ROD;

N 51° 17' 50" W, A DISTANCE OF 392.87 FEET TO A FOUND 1/2–INCH IRON ROD;

NORTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 603.12 FEET, A CENTRAL ANGLE OF 15° 26' 31", AN ARC LENGTH OF 162.55 FEET AND A CHORD BEARING: N 43° 29' 46" W, A DISTANCE OF 162.06 FEET TO A FOUND 1/2–INCH IRON ROD;

N 35° 43' 25" W, A DISTANCE OF 82.13 FEET TO A FOUND 1/2–INCH IRON ROD;

N 46° 00' 32" W, A DISTANCE OF 149.79 FEET TO FOUND 1/2–INCH IRON ROD LOCATED IN THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF BLUE STAR STREET;

THENCE, S 51° 10' 42" E, 1346.52 FEET, ALONG A PORTION OF THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF BLUE STAR STREET, TO A FOUND 1/2–INCH IRON ROD MARKING THE SOUTHEASTERLY TERMINUS OF BLUE STAR STREET;

THENCE, N 38° 35' 34" E, ALONG THE EASTERLY TERMINUS OF BLUE STAR STREET, A DISTANCE OF 50.08 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 7.144 ACRES (311,181 SQ. FT.) OF LAND, MORE OR LESS.

TRACT 2:

A 2.134 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PART OF THE PROPERTY CONVEYED TO GEORGE T. CUTTS, TRUSTEE, TO THE SAN ANTONIO BELT & TERMINAL RAILWAY COMPANY BY WARRANTY DEED DATED MAY 22, 1912, AND RECORDED IN VOLUME 391, PAGES 375–377, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS; SAID 2.134 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 1.0001700

BEGINNING, AT A FOUND 1/2–INCH IRON ROD LOCATED AT THE NORTHEASTERLY TERMINUS OF BLUE STAR STREET (50' R.O.W.), BEING A POINT IN THE IRREGULAR NORTHWESTERLY LINE OF A 7.530 ACRE TRACT AS CONVEYED TO BIG TEX SAN ANTONIO, L.P. IN VOLUME 11657, PAGE 1232 AND VOLUME 11657, PAGE 1236 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, S 38° 35' 34" W, 50.08 FEET, TO A FOUND 1/2–INCH IRON ROD FOR CORNER;

THENCE, ALONG THE SOUTHWESTERLY LINES OF THE HEREIN DESCRIBED TRACT AS FOLLOWS:

* N 51° 10' 42" W, 1346.52 FEET TO A FOUND 1/2–INCH IRON ROD FOR CORNER;
* N 51° 06' 56" W, 142.63 FEET, TO A POINT FOR CORNER;
* N 38° 15' 21" W, 159.88 FEET, TO A FOUND 1/2–INCH IRON ROD FOR CORNER;
* N 12° 45' 46" W, 118.75 FEET, TO A FOUND PK NAIL FOR CORNER;
* N 83° 24' 42" W, 70.80 FEET, TO A POINT AT THE SOUTHEAST CORNER OF A RIGHT–OF–WAY ACCESS EASEMENT AS RECORDED IN VOLUME 2873, PAGE 304 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS;

THENCE, N 24° 28' 32" W, 58.33 FEET, ALONG THE EAST LINE OF SAID ACCESS EASEMENT, TO A FOUND PK NAIL FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHEASTERLY LINES OF THE HEREIN DESCRIBED TRACT AS FOLLOWS:

* S 83° 26' 03" E, 136.54 FEET, TO A POINT FOR CORNER;
* S 12° 42' 42" E, 142.94 FEET, TO A FOUND PK NAIL FOR CORNER;
* S 38° 04' 58" E, 146.45 FEET, TO A FOUND PK NAIL FOR CORNER;
* S 51° 14' 58" E, 324.17 FEET, TO A FOUND 1/2–INCH IRON ROD AT THE MOST WESTERLY CORNER OF THE REMAINING PORTION OF LOT 24, FOR CORNER;
* S 51° 12' 57" E, 1155.63 FEET, TO THE POINT OF BEGINNING, CONTAINING 2.134 ACRES (92,953 SQUARE FEET) OF LAND, MORE OR LESS.

TRACT 3 - ACCESS EASEMENT:

A 0.436 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; BEING A PORTION OF LOT 21, NCB A–14, BLUE STAR SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 9526, PAGE 141 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING RECORDED IN VOLUME 16864, PAGE 949 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.436 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE; GROUND DISTANCES MAY BE CONVERTED TO GRID BY DIVIDING BY 1.0001700:

COMMENCING, AT A FOUND 1–INCH BAR LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT–OF–WAY LINE OF SOUTH ALAMO STREET (R.O.W. VARIES) AND THE EASTERLY RIGHT–OF–WAY LINE OF PROBANDT STREET (R.O.W. VARIES), BEING THE NORTHWESTERLY CORNER OF SAID LOT 21;

THENCE, N 54° 38' 30" E, ALONG THE SOUTHERLY RIGHT–OF–WAY LINE OF SOUTH ALAMO STREET, A DISTANCE OF 20.00 FEET TO AN ANGLE POINT;

THENCE, LEAVING THE SOUTHERLY RIGHT–OF–WAY LINE OF SOUTH ALAMO STREET, INTO AND ACROSS SAID LOT 21, THE FOLLOWING COURSES:

S 35° 21' 30" E, A DISTANCE OF 34.31 FEET TO AN ANGLE POINT;

S 18° 14' 57" E, A DISTANCE OF 227.74 FEET TO AN ANGLE POINT;

SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 21° 27' 58", AN ARC LENGTH OF 18.73 FEET AND A CHORD BEARING S 07° 30' 58" E, A DISTANCE OF 18.62 FEET TO AN ANGLE POINT;

S 03° 13' 01" W, A DISTANCE OF 7.68 FEET TO AN ANGLE POINT;

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 52° 49' 50", AN ARC LENGTH OF 46.10 FEET AND A CHORD BEARING S 29° 37' 54" W, A DISTANCE OF 44.49 FEET TO AN ANGLE POINT;

S 56° 02' 50" W, A DISTANCE OF 9.30 FEET TO AN ANGLE POINT;

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 74° 28' 54", AN ARC LENGTH OF 32.50 FEET AND A CHORD BEARING S 18° 48' 23" W, A DISTANCE OF 30.26 FEET TO AN ANGLE POINT;

S 18° 26' 04" E, A DISTANCE OF 227.45 FEET TO AN ANGLE POINT;

SOUTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 23° 31' 28", AN ARC LENGTH OF 20.53 FEET AND A CHORD BEARING S 06° 40' 20" E, A DISTANCE OF 20.38 FEET TO AN ANGLE POINT;

S 05° 05' 24" W, A DISTANCE OF 131.08 FEET TO AN ANGLE POINT;

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 13° 12' 29", AN ARC LENGTH OF 11.53 FEET AND A CHORD BEARING S 11° 41' 38" W, A DISTANCE OF 11.50 FEET TO AN ANGLE POINT;

S 18° 17' 53" W, A DISTANCE OF 128.88 FEET TO AN ANGLE POINT;

SOUTHWESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS FO 25.00 FEET, A CENTRAL ANGLE OF 34° 08' 04", AN ARC LENGTH OF 14.89 FEET AND A CHORD BEARING S 01° 13' 51" W, A DISTANCE OF 14.67 FEET TO AN ANGLE POINT;

S 15° 50' 11" E, A DISTANCE OF 46.62 FEET TO A POINT IN THE NORTHERLY RIGHT–OF–WAY LINE OF BLUE STAR STREET (50' R.O.W.);

THENCE, N 83° 26' 03" W, ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF BLUE STAR STREET, A DISTANCE OF 21.63 FEET TO AN ANGLE POINT;

THENCE, LEAVING THE NORTHERLY RIGHT–OF–WAY LINE OF BLUE STAR STREET, INTO AND ACROSS SAID LOT 21, THE FOLLOWING COURSES:

N 15° 50' 11" W, A DISTANCE OF 38.37 FEET TO AN ANGLE POINT;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 34° 08' 04", AN ARC LENGTH OF 26.81 FEET AND A CHORD BEARING N 01° 13' 51" E, A DISTANCE OF 26.41 FEET TO AN ANGLE POINT;

N 18° 17' 53" E, A DISTANCE OF 128.88 FEET TO AN ANGLE POINT;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 13° 12' 29", AN ARC LENGTH OF 6.92 FEET AND A CHORD BEARING N 11° 41' 38" E, A DISTANCE OF 6.90 FEET TO AN ANGLE POINT;

N 05° 05' 24" E, A DISTANCE OF 131.08 FEET TO AN ANGLE POINT;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 23° 31' 28", AN ARC LENGTH OF 12.32 AND A CHORD BEARING N 06° 40' 20" W, A DISTANCE OF 12.23 FEET TO AN ANGLE POINT;

N 18° 26' 04" W, A DISTANCE OF 227.45 FEET TO AN ANGLE POINT;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 74° 28' 54", AN ARC LENGTH OF 58.50 FEET AND A CHORD BEARING N 18° 48' 23" E, A DISTANCE OF 54.47 FEET TO AN ANGLE POINT;

N 56° 02' 50" E, A DISTANCE OF 9.30 FEET TO AN ANGLE POINT;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 52° 49' 50", AN ARC LENGTH OF 27.66 FEET AND A CHORD BEARING N 29° 37' 54" E, A DISTANCE OF 26.69 FEET TO AN ANGLE POINT;

N 03° 13' 01" E, A DISTANCE OF 7.68 FEET TO AN ANGLE POINT;

NORTHEASTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 21° 27' 58", AN ARC LENGTH OF 11.24 FEET AND A CHORD BEARING N 07° 30' 58" W, A DISTANCE OF 11.17 FEET TO AN ANGLE POINT;

N 18° 14' 57" W, A DISTANCE OF 224.73 FEET TO AN ANGLE POINT;

N 35° 21' 30" W, A DISTANCE OF 31.31 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.436 ACRES (19,031 SQ. FT.) OF LAND, MORE OR LESS.

TRACT 4 - SEWER EASEMENT:

0.079 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING DESCRIBED IN VOLUME 17329, PAGE 233, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.079 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 1.0001700

COMMENCING, AT A FOUND 1 INCH IRON BAR LOCATED IN EASTERLY CORNER INTERSECTION OF PROBANDT STREET AND SOUTH ALAMO STREET;

THENCE, S 17° 34' 52" E, ALONG THE EASTERLY RIGHT–OF–WAY LINE OF PROBANDT STREET, A DISTANCE OF 484.15 FEET TO AN ANGLE POINT;

THENCE, LEAVING THE EASTERLY RIGHT–OF–WAY LINE OF PROBANDT STREET, INTO AND ACROSS SAID LOT 21, THE FOLLOWING COURSES:

N 72° 25' 08" E, A DISTANCE OF 88.51 FEET TO THE POINT OF BEGINNING, OF THE HEREIN DESCRIBED TRACT;

N 72° 36' 45" E, A DIS

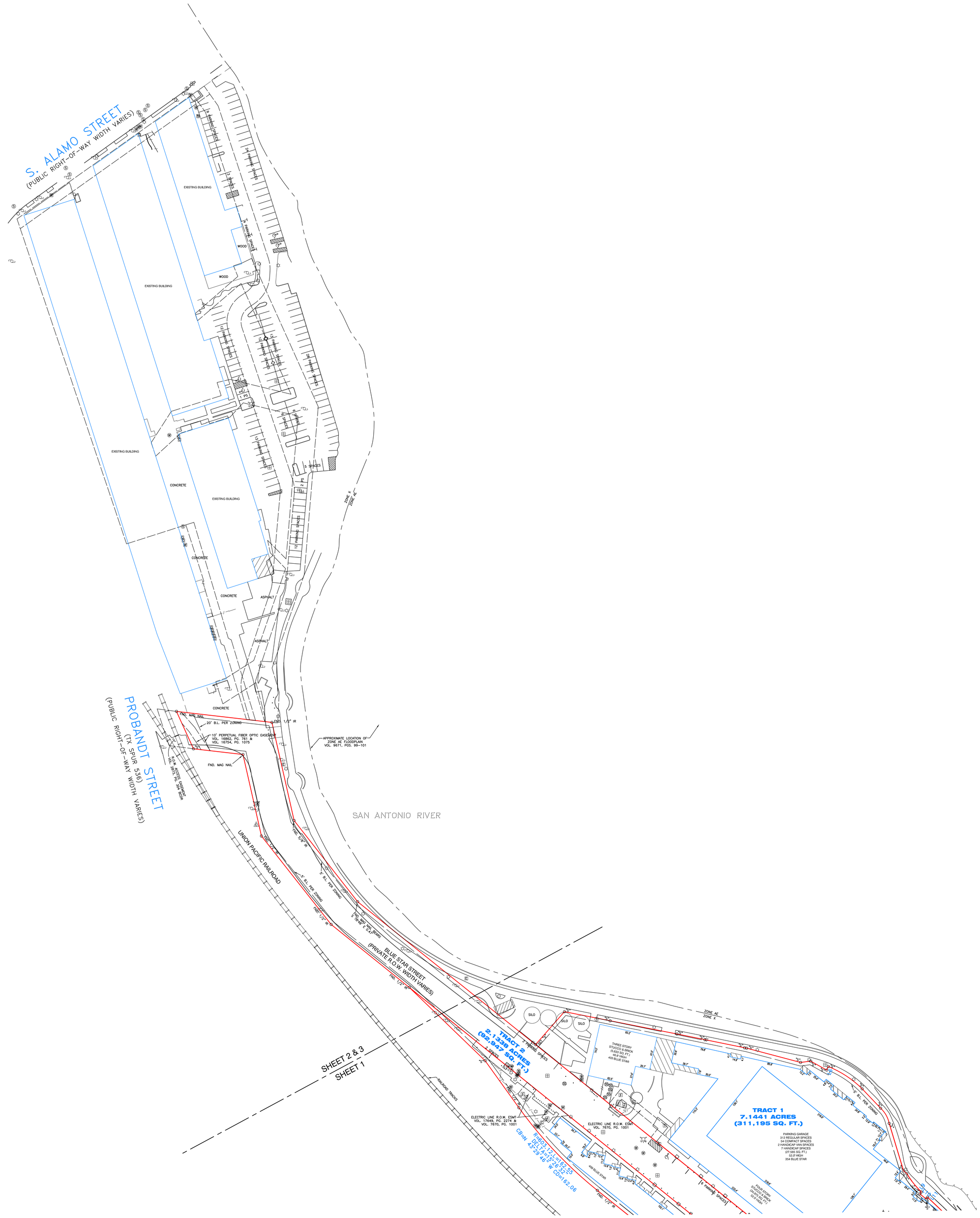
GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NORTH

LEGEND:
AE – AERIAL EASEMENT
BL – BUILDING LINE
BLDG – BUILDING
ESMT – EASEMENT
FND – FOUND
HLAP – HOUSTON LIGHTING & POWER
IP – IRON PIPE
IR – IRON ROD
CIR – CAPPED IRON ROD
"55530" – STAMPED 5530
BCCF – BEXAR COUNTY CLERKS FILE
BCDR – BEXAR COUNTY DEED RECORDS
BCMR – BEXAR COUNTY MAP RECORDS
POB – POINT OF BEGINNING
POC – POINT OF COMMENCING
PS – PARKING SPACES
ROW – RIGHT OF WAY
SQ. FT. – SQUARE FEET
UE – UTILITY EASEMENT
BARBED WIRE FENCE
CHAIN LINK FENCE
CONCRETE
COVERED CONCRETE
OVERHEAD ELECTRIC LINES
WOOD FENCE
WROUGHT IRON FENCE
GUY WIRE
– CATCH BASIN
– CABLE BOX
– ELECTRIC BOX
– ELECTRIC MH
– FIRE HYDRANT
– FIBER OPTIC MARKER
– FLAG POLE
– GAS METER
– GAS VALVE
– CURB INLET
– LIGHT POLE
– MANHOLE
– MONITORING WELL
– PIPELINE MARKER
– POWER POLE
– SERVICE POLE
– SANITARY MANHOLE
– STORM MANHOLE
– TELEPHONE PEDESTAL
– TRANSFORMER
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL POLE
– UNDERGROUND CABLE MARKER
– WATER WELL
– WATER METER
– WATER VALVE
– BOLLARD
"S" – SET 5/8" CIR "55530"
– HIGH BANK



NOTES:

1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF N 24°28'32" W ALONG THE R.O.W. LINE OF PROBANDT STREET.

2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THE SURVEY FOR THE SUBJECT TRACT OF LAND AS SHOWN IS BASED ON AND IS THE SAME AS THE LEGAL DESCRIPTION SUPPLIED BY STEWART TITLE GUARANTY COMPANY UNDER FILE NO. 5230776-S-TX-MP-MBP EFFECTIVE FEBRUARY 12, 2025. ISSUED FEBRUARY 24, 2025. ALL EASEMENTS, BUILDING SETBACK LINES, AND OTHER PLOTTABLE ELEMENTS OF RECORD BOTH SHOWN AND NOTED WERE OBTAINED FROM AND SUPPLIED BY THE SAME TITLE COMPANY UNDER THE AFOREMENTIONED TITLE COMMITMENT.

3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.

4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.

5. SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES OR REAL ESTATE TRANSACTIONS OTHER THAN THOSE RELATED TO SALE OR TRANSFER OF THE NOTE EITHER BY PURCHASE OR OPERATION OF LAW TO THE SUCCESSORS AND/OR ASSIGNS AS IDENTIFIED IN THE CERTIFICATION.

6. THE FINDINGS AND OPINIONS OF LANDCO, L.P. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDCO, L.P. IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. LANDCO, L.P. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.

7. THE DESCRIBED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO OVERLAPS, GAPS OR GORES OR STRIPS.

8. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO PROBANDT STREET, A PUBLIC STREET, AND BLUE STAR STREET, A PRIVATE RIGHT-OF-WAY, AND THE PROPERTY HAS INDIRECT ACCESS TO S. ALAMO STREET, A PUBLIC STREET, VIA TRACT 3 – ACCESS EASEMENT

9. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SITE.

10. PURSUANT TO TABLE A, ITEM 16, THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN RECENT MONTHS.

11. PURSUANT TO TABLE A, ITEM 17, THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED; NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

12. ZONING INFORMATION LISTED IN THE NOTES IS LIMITED TO THE DATA PROVIDED IN THE REPORT FROM PARTNER, PROJECT NO. 25-483966.2 DATED FEBRUARY 19, 2025. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

13. ALL ABOVE GROUND EVIDENCE OF UTILITIES, DRAINAGE STRUCTURES, STRUCTURAL SUPPORT AND INGRESS AND EGRESS FOR OR FROM ADJOINING PROPERTIES IS SHOWN HEREON.

14. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

15. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 510, INCLUDING 14 DESIGNATED HANDICAP SPACES.

16. (TABLE A ITEM 10) THERE WERE NO OBSERVED PARTY WALLS WITH ADJOINING PROPERTIES.

17. (TABLE A ITEM 18) EXCEPT AS SHOWN, THE SURVEYOR IS NOT AWARE OF ANY OTHER OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT TRACT.

SITE PHOTOGRAPH

FLOOD NOTE:

PROPERTY LIES WITHIN FLOOD ZONE ——X——, ACCORDING TO F.I.R.M. MAP NO. ——48029C.0415G——, DATE ——09-29-2010——, BY GRAPHING PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

ALTA/NSPS LAND TITLE SURVEY OF

TRACT ONE

A 7.1441 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK A-14, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME 7.144 ACRE TRACT OF LAND (DESCRIBED AS TRACT 1) CONVEYED TO ACCEND BIG TEX LLC BY QUIT CLAIM DEED AS RECORDED IN BEXAR COUNTY CLERK'S FILE NO. 20180060759 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

TRACT TWO

A 2.1338 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME 2.134 ACRE TRACT OF LAND (DESCRIBED AS TRACT 2) CONVEYED TO ACCEND BIG TEX LLC BY QUIT CLAIM DEED AS RECORDED IN BEXAR COUNTY CLERK'S FILE NO. 20180060759 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

TRACT THREE – ACCESS EASEMENT

A 0.436 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; BEING A PORTION OF LOT 21, NCB A-14, BLUE STAR SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 9526, PAGE 141 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING RECORDED IN VOLUME 16864, PAGE 949 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

TRACT FOUR – SEWER EASEMENT

A 0.079 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING DESCRIBED IN VOLUME 17329, PAGE 233, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

ADDRESS: 354, 401, 403, 409, 415, 423 & 519 BLUE STAR STREET
SAN ANTONIO, TEXAS 78204

SITE: FLATS AT BIG TEX

JOB NO:25-9614/0196-25 DATE:02-25-25 SCALE: 1" = 50'

SHEET 3 OF 3

REVISIONS:		
NO.	DATE	DESCRIPTION
1	03-10-25	COMMENTS
2	03-13-25	IMPROVEMENTS, EASEMENT, TRACTS
3	03-19-25	COMMENTS
4	03-31-25	COMMENTS

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Firm Number: 10045300

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