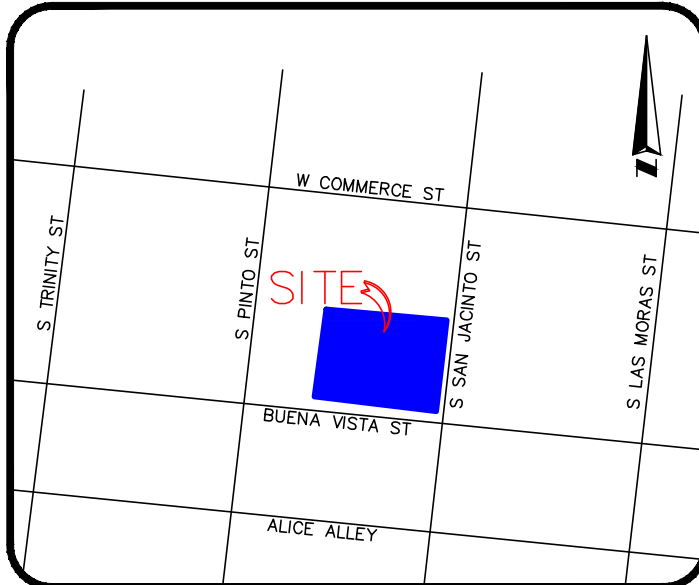


Schedule "B" Items

- THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
 - EASEMENTS), AS PROVIDED THEREIN, GRANTED TO TIME WARNER CABLE SAN ANTONIO LP, RECORDED IN VOLUME 14329, PAGE 1056, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, (AFFECTS THE SUBJECT PROPERTY BLANKET IN NATURE)
 - HISTORIC DESIGNATION, VERIFIED CERTIFICATE, RECORDED AUGUST 13, 2014 IN VOLUME 16817, PAGE 1967, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, (AFFECTS THE SUBJECT PROPERTY AS LOTS 11, 12 AND THE EAST 48.64' OF LOT 10 - NOTHING TO PLOT)

VICINITY MAP



POSSIBLE ENCROACHMENTS

- FENCE ENCROACHMENT NO OVER 1.1' OFF THE PROPERTY.
- FENCE ENCROACHMENT NOT OVER 7.5' OFF THE PROPERTY.
- FENCE ENCROACHMENT NOT OVER 1.8' INSIDE THE PROPERTY AND 1.0' OFF THE PROPERTY.

Basis of Bearings

BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES. THE EASTERN LINE OF THE SUBJECT PROPERTY WAS HELD AS BASE FOR THIS BOUNDARY BEING N05°35'17"E.

Building Height	Land Area
24' & 25.7' 1 STORY & 3 STORIES	±30,828 SQUARE FEET ±0.707 ACRES
Building Area	Parking Information
1,978 SQ.FT. & 8,035 SQ.FT.	REGULAR= 21 HANDICAP= 0 TOTAL= 21

Flood Information

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 48029003950, WHICH BEARS AN EFFECTIVE DATE OF 09/29/2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. (ZONE X= OUTSIDE OF THE 100 YEAR FLOOD HAZARD)

Legend

PS	PARKING SPACE(S)	SQ.FT.	SQUARE FEET
TF	TRANSFORMER	CONCRETE	CONCRETE SURFACE
WM	WATER METER	NO PARKING	NO PARKING AREA
CO	CLEAN OUT	WATER VALVE	WATER VALVE
UL	UTILITY LID	UTILITY POLE	UTILITY POLE
BFP	BACKFLOW PREVENTER	LIGHT POLE	LIGHT POLE
ICV	IRRIGATION CONTROL BOX	SIGN	SIGN
CLM	COLUMN	CHAIN LINK FENCE	CHAIN LINK FENCE
CC	CONCRETE CURB	METAL FENCE	METAL FENCE
PVC	POLYVINYL CHLORIDE	WOOD FENCE	WOOD FENCE
●	MONUMENT FOUND/SET	OVERHEAD UTILITY LINES	OVERHEAD UTILITY LINES
		CENTERLINE	CENTERLINE
		PLAT LINES	PLAT LINES

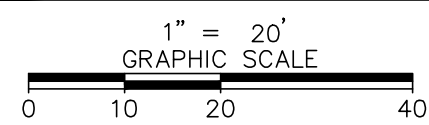
Surveyor Title Block



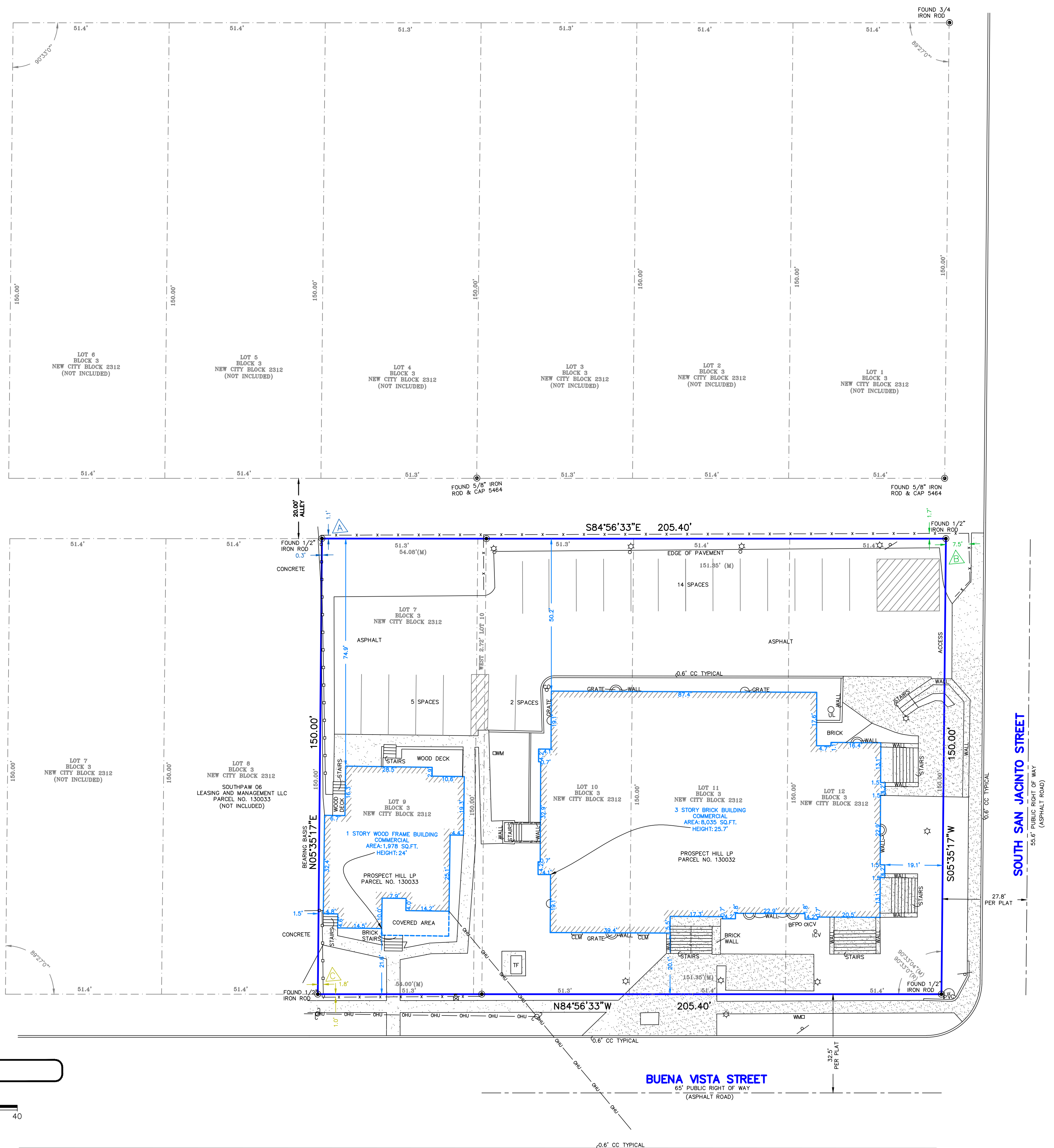
480 NEEDLES TRAIL
LONGWOOD, FLORIDA 32779
RNSURVYS@REPUBLICNATIONAL.NET
PHONE: (407) 862-4200 FAX: (407) 862-6229

Drawn by: CN/MO	Survey Ref. No. 200203
Approved by: MWS	Field Date: 02/15/2020
Revision Box	
Date:	Revision:

Scale



WEST COMMERCE STREET
PUBLIC RIGHT OF WAY WIDTH VARIES
(ASPHALT ROAD)



Title Description

LOTS 9, 10, 11 AND 12, BLOCK 3, NEW CITY BLOCK 2312, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Title Information

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN ALAMO TITLE INSURANCE, COMMITMENT FILE NO.: 4000031900626A, WITH AN EFFECTIVE DATE OF DECEMBER 9, 2019.

Surveyor's Notes

- WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5E.I.V. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BUENA VISTA STREET & SOUTH SAN JACINTO STREET, BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- WETLANDS SHOWN WERE SCALED AND LABELED FROM THE U.S. FISH AND WILDLIFE SERVICE: NATIONAL WETLAND INVENTORY MAPS (HTTP://WWW.FWS.GOV/WETLANDS/DATTA/MAPPER.HTML). THE OWNER PROVIDED NO WETLAND MAPS OR STUDIES AND THERE WERE NO WETLANDS FLAGGED OR DELINEATED AT THE TIME OF THE FIELD SURVEY FOR THIS SITE.
- THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES BENEFITING SUBJECT PROPERTY EITHER OBSERVED OR DISCLOSED BY TITLE COMMITMENT.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

Zoning Information

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	X	XXXXX
MINIMUM LOT AREA (SQ.FT.)	X	
MAX BUILDING COVERAGE	X	
MAX BUILDING HEIGHT	X	
BUILDING SETBACKS		
FRONT	X	
SIDE	X	CONTACT: XXX
REAR	X	

NOTES: XXXX

ZONING REPORT WAS NOT AVAILABLE BY THE TIME OF THIS SURVEY

Cemetery Note

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

Surveyor's Certification

TO: ALAMO TITLE INSURANCE AND GVA PRO, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND/ OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(G), 6(I), 7(G), 7(I), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/15/2020, DATE OF PLAT OR MAP: 02/15/2020.

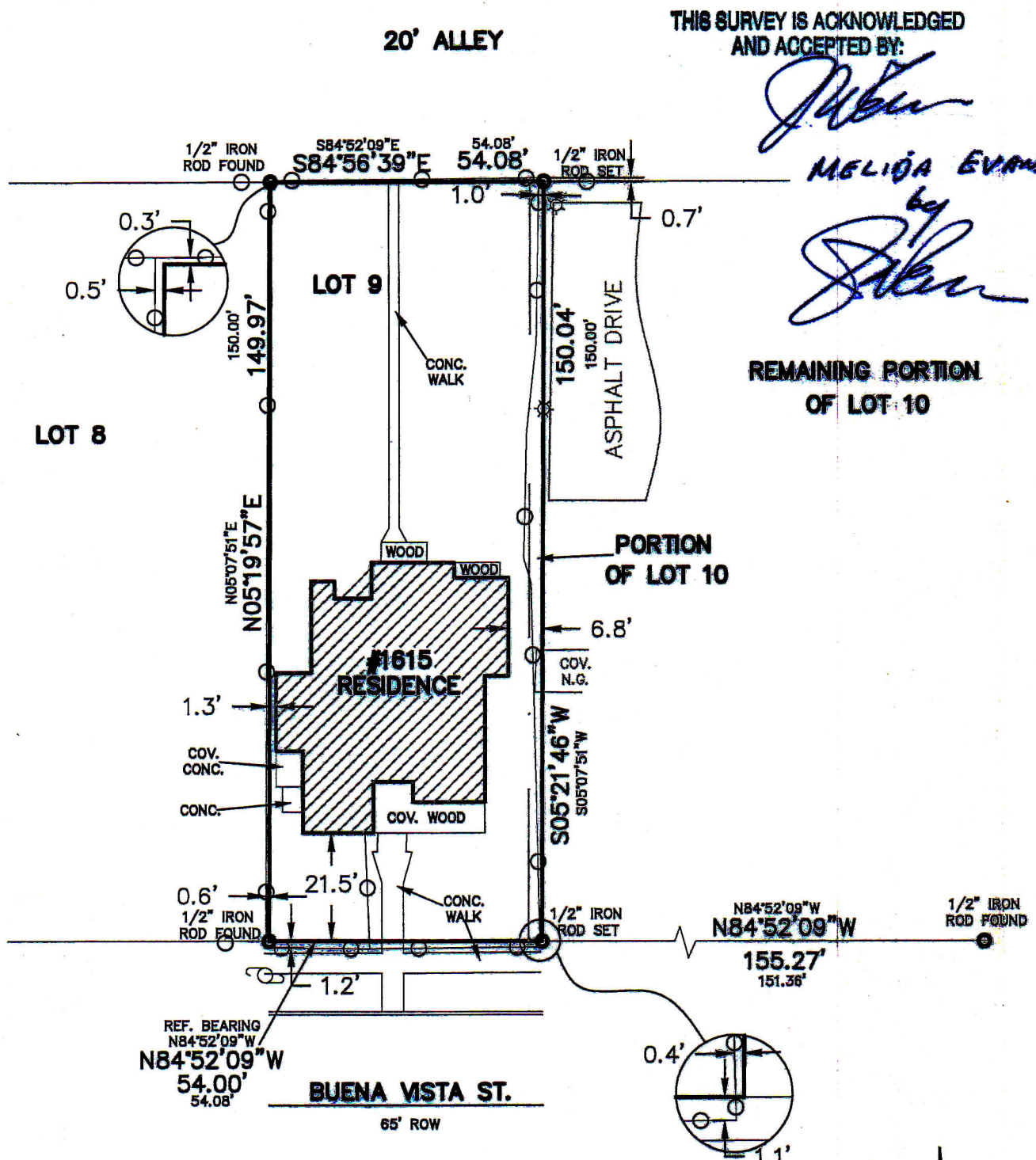
REGISTERED SURVEYOR: MICHAEL W. SOUTRO
PROFESSIONAL LAND SURVEYOR NO.: 6505
STATE OF TEXAS

ALTA/NSPS Land Title Survey

This Work Coordinated By:	Prepared For:
P.O. Box 1394 Norman, OK 73070 800-276-1165 tsmith@pixisllc.com	Client Ref. No: 0001
Project Address: 1601 BUENA VISTA STREET 1615 BUENA VISTA STREET	Project Name: PROSPECT HILL APARTMENTS
Project Location: SAN ANTONIO, TX	Job Number: 20-02-003

N89°27'41"E
65.00' RECORD INFORMATION
 S33°29'20"W
161.24' AS MEASURED IN FIELD

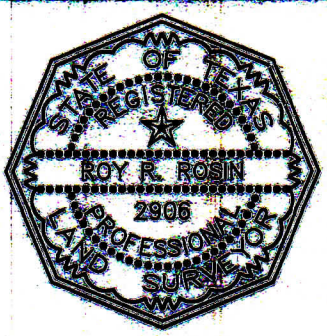
- SMOOTH WIRE FENCE
- CHAIN LINK FENCE
- ◻ TRANSFORMER
- N.G. NATURAL GROUND
- / WOOD FENCE
- X BARBED WIRE
- UTILITY POLE
- ⊙ LIGHT POST



LOT(S) LOT 9 AND THE WEST 2.72 FEET OF LOT 10 BLOCK 10 N.C.B. 2312
 IN THE CITY OF SAN ANTONIO VOLUME - PAGE -
 OF THE - RECORDS OF BEXAR COUNTY, TEXAS.
 WITNESS MY HAND AND SEAL THIS 19 DAY OF SEPTEMBER, 20 03
 ADDRESS 1615 BUENA VISTA ST.
 ROSIN-JOHNSON, INC. JOB NO. 435-250-000 DRAWN BY: TJF DISK: M SURVEYED BY: JZ

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE DRAWING IS TRUE AND CORRECT ACCORDING TO MEASUREMENTS MADE ON THE GROUND UNDER MY SUPERVISION. BOUNDARY LINES ARE, IN MY OPINION, SHOWN AT THE BEST LOCATION. BEFORE BUILDING OR MOVING IMPROVEMENTS, AGREE ON LOCATION WITH NEIGHBOR. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE. THIS SURVEY IS FOR THE SOLE USE OF THE CURRENT BUYER AND MAY NOT BE COPIED AND/OR REUSED BY OTHERS.

[Signature]
 ROY R. ROSIN, R.P.L.S.



© 2003

METES AND BOUND DESCRIPTION

BEING A 0.521 ACRE TRACT OF LAND, CONSISTING OF THE EAST 48.64 FEET OF LOT 10, AND ALL OF LOTS 11 & 12, BLOCK 10, N.C.B. 2312, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found marking the intersection between the West Right-Of-Way line of S. San Jacinto St. and the South Right-Of-Way line of Commerce St., also being the Northeast corner of Lot 1, Block 3, N.C.B. 2312, situated in the city of San Antonio, Bexar County, Texas;

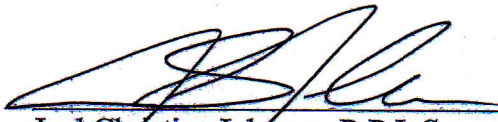
THENCE S 04° 47' 19" W 170.00 feet along the West Right-Of-Way line of S. San Jacinto St. to a ½" iron rod set marking the **POINT OF BEGINNING**;

THENCE S 05° 37' 57" W 150.00 feet to a ½" iron rod set marking the intersection between the West Right-Of-Way line of S. San Jacinto St. and the North Right-Of-Way line of Buena Vista St.;

THENCE N 84° 49' 08" W 151.35 feet along the North Right-Of-Way line of Buena Vista St. to a ½" iron rod set;

THENCE N 05° 37' 56" E 150.15 feet to a ½" iron rod set marking the Northwest corner of the herein described tract;

THENCE S 84° 45' 43" E 151.35 feet to the **POINT OF BEGINNING**.


Joel Christian Johnson, R.P.L.S.

11/7/03
Date

Rosin-Johnson, Inc.
11925 Starcrest
San Antonio, Texas 78247

