

NOTES:

- 1) 1/2" iron rod with yellow cap marked "Pape-Dawson" set at subject property corners unless noted otherwise.
- 2) The bearings for this survey are based on the North American datum of 1983 (CORS 1996), from the Texas coordinate system established for the South Central Zone.
- 3) Illustrated utilities are based on found visible evidence. The location and depth of existing utilities should be field verified before construction. The surveyor does not have knowledge as to the availability of service to, or the status of the utilities on this site.
- 4) The professional services provided herewith include the preparation of a field note description.
- 5) The subject property is within the following flood zone(s) as depicted on the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map Number 48029C0115F, dated September 29, 2010 for Bexar County, Texas. This data is available on the website www.msc.fema.gov.
ZONE AE, defined as: "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood; Base flood elevations determined."
ZONE X (unshaded), defined as: "Other Areas; Areas determined to be outside 0.2% annual chance floodplain."

Flood limit lines do not represent that the property will or will not flood. Such lines and areas are from said Federal Emergency Management Agency data sources and are statistical only. The surveyor accepts no responsibility for the accuracy of said data.

- 6) The subject property is also affected by the following effective letters of map revision (L.O.M.R.) as found on the website www.msc.fema.gov and verified by data review of the Federal Emergency Management Agency (F.E.M.A.) online Public Reports at <https://hazards.fema.gov/femaportal/wps/portal> on May 23, 2014. The approximate limits of the F.E.M.A. zones shown on this plat have been revised to reflect the following effective L.O.M.R. listed Case Number: 13-06009IP, effective date: November 21, 2013
- 7) The City of San Antonio, Texas planning department zoning website application at <https://gis.sanantonio.gov/PDS/onestop/index.html> shows the property is zoned C3 GC-1 MSAO-1. Requirements from the unified development code for this zoning require minimum lot size conventional-none, maximum lot size-none, minimum density-none, minimum street frontage-20, minimum lot width-none, maximum lot width-none, minimum front setback-none, maximum front setback-none, minimum side setback-30 (see Note 2), minimum rear setback-30 (see Note 2), maximum building height-35, maximum building size (individual)-none, maximum building size (aggregate)-none, per amended table January, 2010.

Note 2 - columns (J) and (K). Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district or the two districts are separated by a public right-of-way. The indicated setback would not apply if the subject property adjoins a residentially zoned property (single-family or multi-family) which is occupied by an existing nonresidential use such as a public or private use school, church, park and/or golf course.

Further information concerning zoning restrictions can be found by contacting the City of San Antonio Development Services Department at (210) 207-1111, or online at <http://www.sanantonio.gov/dsd/ude.asp>.

Zoning issues are a legal or jurisdictional matter. Definition of its application and effect is outside the scope of a land title survey.

SYMBOL LEGEND

CI	CURB INLET
CMP	CORRUGATED METAL PIPE
S	SANITARY SEWER MANHOLE
D	STORM DRAIN MANHOLE
UP	UTILITY POLE

LINE LEGEND

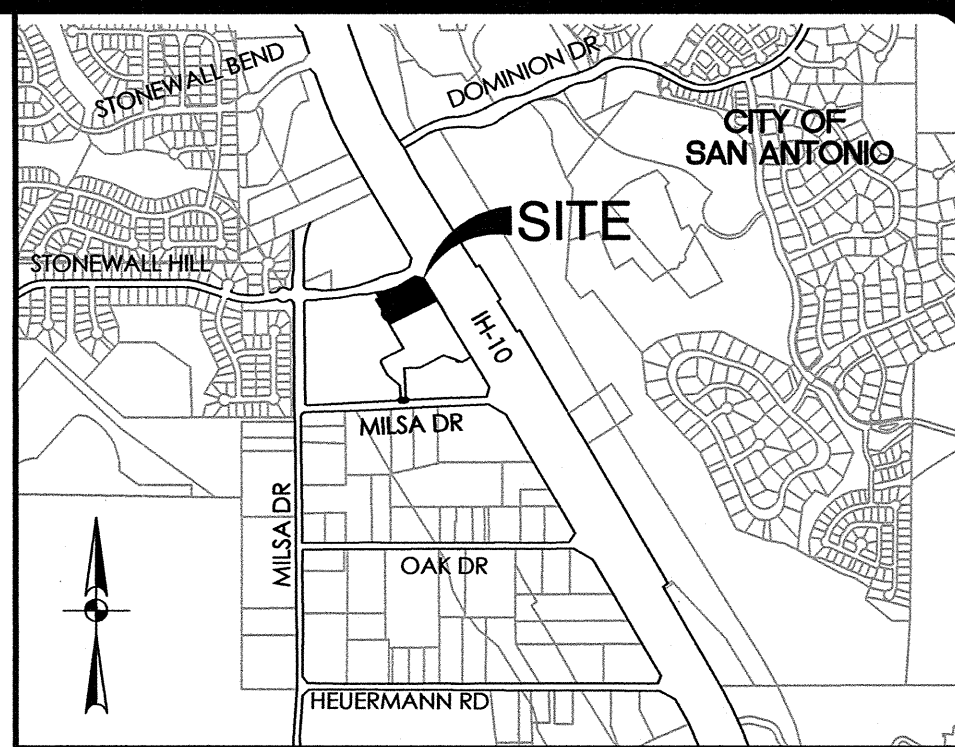
—	OVERHEAD ELECTRIC
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LEGEND

CATV.	CABLE TELEVISION
CONC.	CONCRETE
ELEC.	ELECTRIC
FD.	FOUND
LR.	1/2" IRON ROD
PD.	PAPE-DAWSON CAP

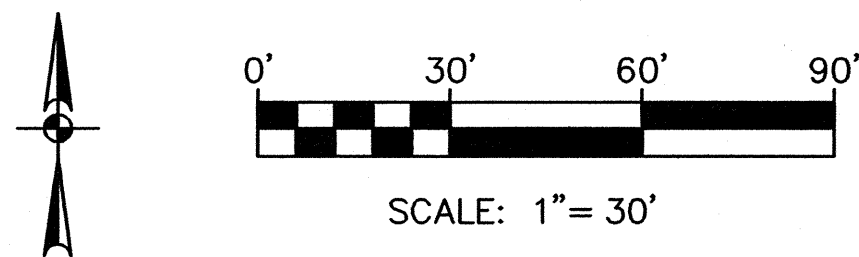
DEED/PLAT REFERENCE

D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



LOCATION MAP

NOT-TO-SCALE



FIELD NOTES

FOR

A 2.070 acre, or 90,175 square feet more or less, tract of land being all of Lot 1, Block 13 of the Dominion Crossing, Unit 1 Subdivision recorded in Volume 9664, Page 203 of the Deed and Plat Records of Bexar County, Texas, in New City Block 18335 of the City of San Antonio, Bexar County, Texas. Said 2.070 acre tract being more fully described as follows, with the bearings for this survey are based on the North American datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone.

BEGINNING: At a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", at the south end of the cutback line of the intersection of the south right-of-way line of Stonewall Hill, a 70-foot right-of-way described in Volume 9572, Page 60 of the Deed and Plat Records of Bexar County, Texas, and the west right-of-way line of Interstate 10, a variable width right-of-way, the northeast corner of said Lot 1;

THENCE: S 30°56'07" E, with the west right-of-way line of said Interstate 10, the east line of said Lot 1, a distance of 182.00 feet to a point, unable to set, the southeast corner of said Lot 1, the northeast corner of Lot 2 of said Dominion Crossing, Unit 1;

THENCE: S 62°03'53" W, departing the west right-of-way line of said Interstate 10, with the north line of said Lot 2, the south line of said Lot 1, a distance of 375.61 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", the southwest corner of said Lot 1, the northwest corner of said Lot 2;

THENCE: N 30°56'07" W, with the west line of said Lot 1, a distance of 279.38 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", the northwest corner of said Lot 1, on the south right-of-way line of said Stonewall Hill, the beginning of a non-tangent curve to the left;

THENCE: Northeasterly, with said non-tangent curve to the left, said curve having a radial bearing of N 0°12'00" W, a radius of 1035.00 feet, a central angle of 18°26'46", a chord bearing and distance of N 70°34'37" E, 331.78 feet, for an arc length of 333.21 feet to a set mag nail & washer;

THENCE: S 75°27'43" E, a distance of 71.29 feet to the POINT OF BEGINNING, and containing 2.070 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9161-14 by Pape-Dawson Engineers, Inc.

I hereby certify to: Karta Real Estate, LP, Dominion Crossing, LLC, a Texas Limited Liability Company, and Chicago Title Company.

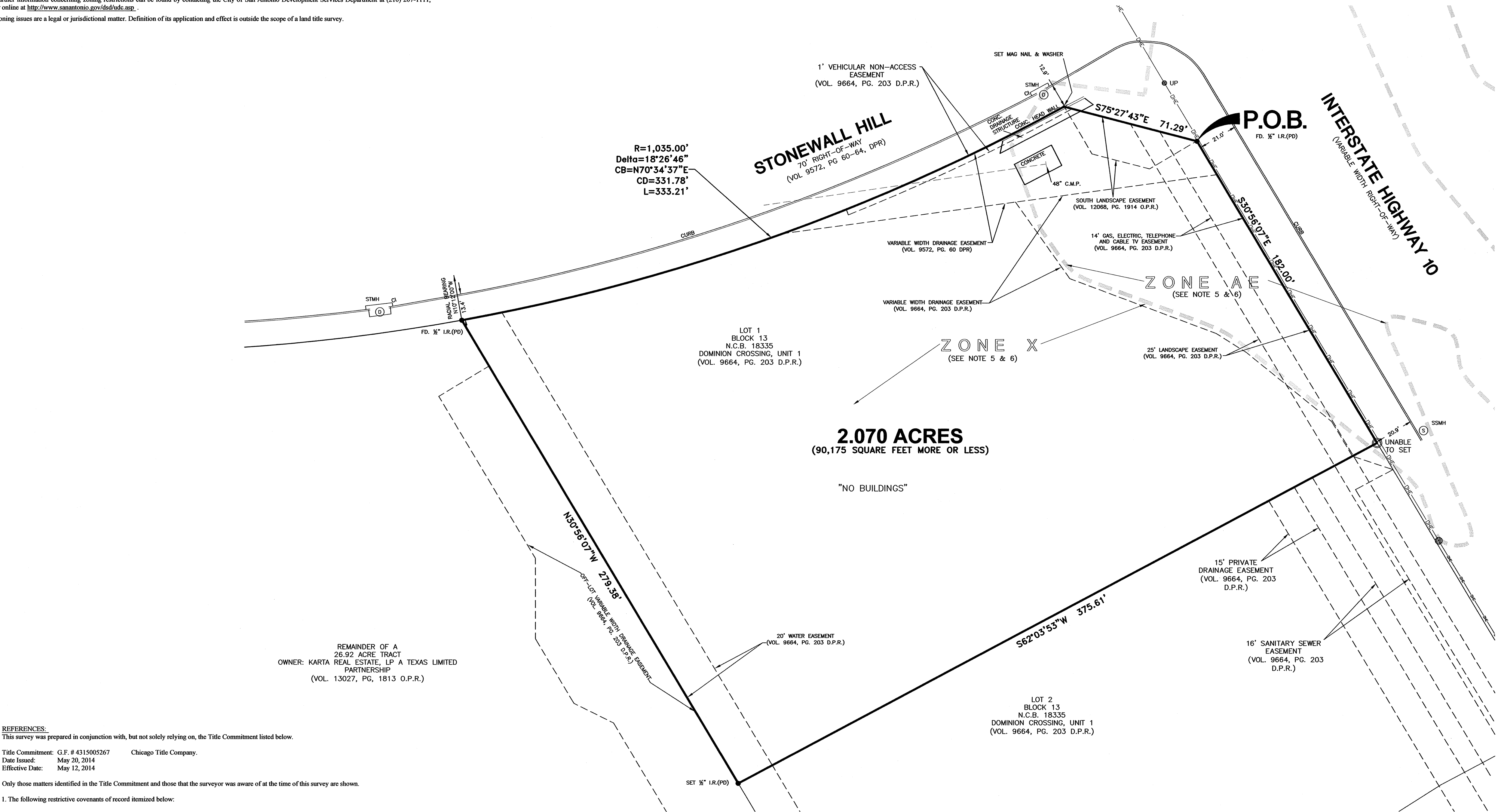
that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 8-9 and 11(a) of Table A thereof. The field work as completed on May 22, 2014;

This 27th day of May 2014 A.D.



David A. Casanova
Registered Professional Land Surveyor Registration No. 4251
email: dcasanova@pape-dawson.com

PROJECT NAME: Dominion Crossing Unit 1, Lot 1



REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. # 4315005267 Chicago Title Company.
Date Issued: May 20, 2014
Effective Date: May 12, 2014

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

1. The following restrictive covenants of record itemized below:

Volume 11455, Page 2463 (APPLIES), Volume 12476, Page 806 (APPLIES), Volume 15775, Page 2169 (APPLIES), and Volume 16654, Page 2167 (APPLIES), Real Property Records, Bexar County, Texas.

10. The following matters and all terms of the documents creating or offering evidence of the matters:

a. Terms and provisions of Development Agreement, dated April 18, 2006, recorded in Volume 12068, Page 1914 (APPLIES), Real Property Records of Bexar County, Texas, as affected by Assignment And Assumption Agreement Regarding The Development Agreement, dated October 18, 2006, recorded in Volume 12476, Page 816 (APPLIES), Real Property Records of Bexar County, Texas.

b. Variable width drainage easements across the northerly corner of the Subject Property, as shown on plats recorded in Volume 9572, Pages 60-64 and Volume 9664, Pages 203-204 Deed and Plat Records of Bexar County, Texas. (APPLIES)

c. Utility Service Agreement recorded in Volume 13162, Page 1355 and Volume 15775, Page 1164, Real Property Records, Bexar County, Texas. (APPLIES)

d. Non-exclusive Reciprocal Access easement recorded in Volume 16654, Page 2167, Real Property Records, Bexar County, Texas. (APPLIES-BLANKET)

k. 14 foot Sanitary Sewer Easement along the rear property line as shown on plat recorded in Volume 9664, Pages 203-204, Deed and Plat Records, Bexar County, Texas. (DOES NOT APPLY)

l. 1 foot Vehicular Non-Access Easement along Stonewall Hill as shown on plat recorded in Volume 9664, Pages 203-204, Deed and Plat Records, Bexar County, Texas (APPLIES)

m. 14 foot Gas, Electric, Telephone and Cable TV Easement along the IH 10 as shown on plat recorded in Volume 9664, Pages 203-204, Deed and Plat Records, Bexar County, Texas (APPLIES)

n. 25 foot Landscape Easement along the IH 10 as shown on plat recorded in Volume 9664, Pages 203-204, Deed and Plat Records. Bexar County, Texas (APPLIES)

**PAPE-DAWSON
ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

ALTA/ACSM LAND TITLE SURVEY

A 2.070 ACRE, OR 90,175 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 1, BLOCK 13 OF THE DOMINION CROSSING, UNIT 1 SUBDIVISION RECORDED IN VOLUME 9664, PAGE 203 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 18335 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO. 9161-14
DATE MAY 2014
CHECKED AP DRAWN IG
CIVIL JOB NO. 6882-09
REFERENCE: 9156-07
SHEET 1 OF 1