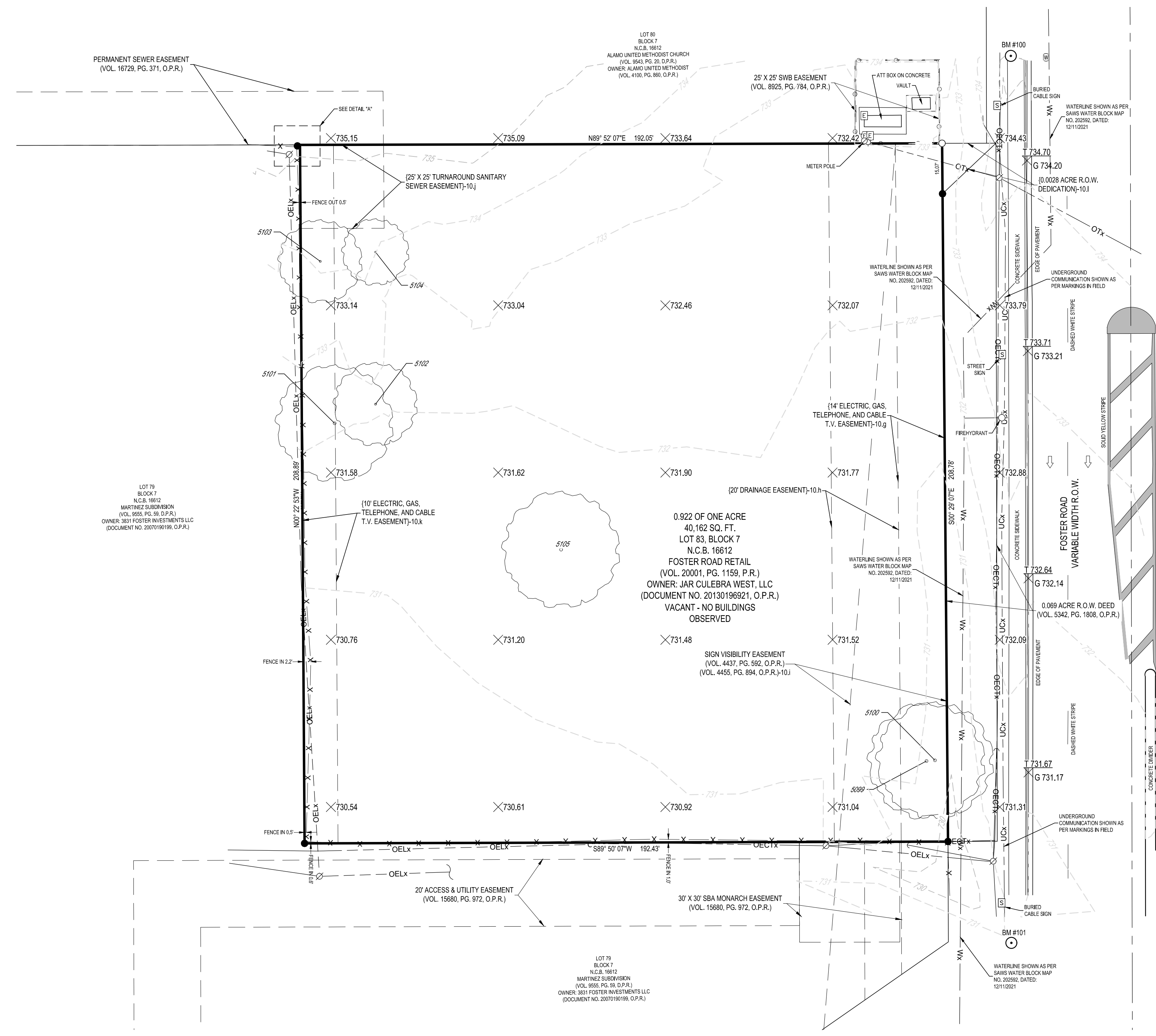
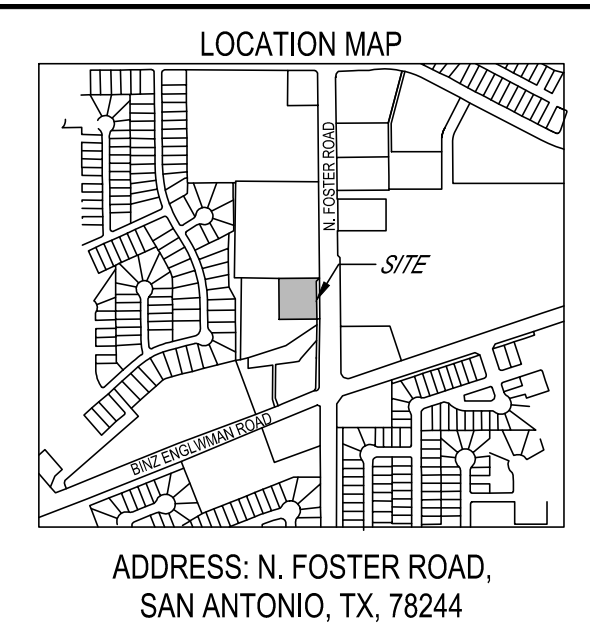


NOTES  
 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE (NAD 83 NORTH AMERICAN DATUM) OF 1983 SCALE FACTOR: 1.00148  
 2. REFERENCED PROPERTY LIES IN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEMA FLOOD MAP RECORD(S) COMMUNITY PANEL NO. 451 OF 785, EFFECTIVE DATE: SEPTEMBER 26, 2010.  
 3. METES AND BOUNDS WERE NOT PREPARED FOR THIS SURVEY AS THE SUBJECT TRACT IS PLATTED LOT.  
 4. UNDERGROUND WATER WAS SCALED FROM UTILITY MAP RECEIVED FROM THE SAWS AND PLACED USING PHYSICAL EVIDENCE OBSERVED IN THE FIELD. UNDERGROUND COMMUNICATION IS SHOWN PER FIELD OBSERVED MARKINGS PROVIDED BY OTHERS.  
 5. VERTICAL DATUM SHOWN HEREON IS PER TRIMBLE GPS NETWORK, & THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) GEOID '10A.  
 6. THERE IS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON SUBJECT TRACT.  
 7. THERE WERE NO BUILDINGS LOCATED ON THE SUBJECT TRACT AT TIME OF SURVEY.  
 8. THERE WERE NO PARKING SPACES LOCATED ON THE SUBJECT TRACT AT TIME OF SURVEY.  
 9. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. SGT-43-001210504-00, EFFECTIVE DATE: DECEMBER 13, 2021. ISSUED DATE: DECEMBER 20, 2021.  
 LEGAL DESCRIPTION OF LAND:  
 LOT 83, BLOCK 7, N.C.S. 19612, FOSTER ROAD RETAIL, AN ADDITION TO THE CITY OF SAN ANTONIO, ACCORDING TO THE PLAT RECORDED IN VOLUME 2001, PAGE 1159, DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.

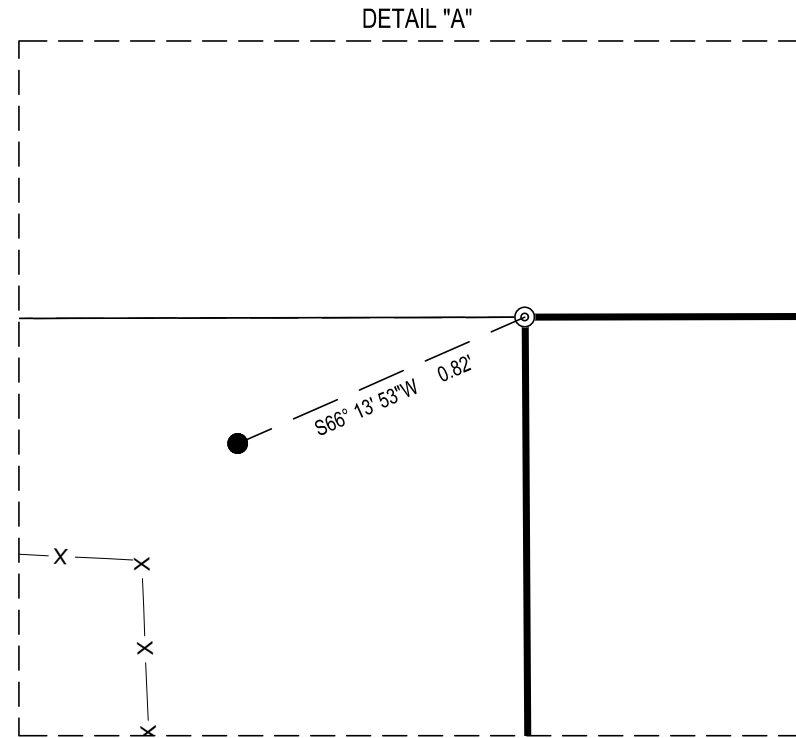
SCHEDULE B  
 1. RESTRICTIVE COVENANTS OF RECORD  
 - VOLUME 2001, PAGE 1159, D.P.R. (PLAT)  
 19.  
 2. VOLUME 2001, PAGE 1159, D.P.R. - AFFECTS AS SHOWN  
 3. 14" ELECTRIC, GAS, TELEPHONE AND CABLE EASEMENT  
 4. VOLUME 2001, PAGE 1159, D.P.R. - AFFECTS AS SHOWN  
 5. 20' DRAINAGE EASEMENT  
 6. VOLUME 4437, PAGE 582, AND VOLUME 4455, PAGE 894, O.P.R., AND VOLUME 2001, PAGE 1159, D.P.R. - AFFECTS AS SHOWN  
 7. VARIABLE WIDTH SIGN VISIBILITY EASEMENT  
 8. VOLUME 2001, PAGE 1159, D.P.R. - AFFECTS AS SHOWN  
 9. 25' X 25' TURNAROUND SANITARY SEWER EASEMENT  
 10. VOLUME 2001, PAGE 1159, D.P.R. - AFFECTS AS SHOWN  
 11. 10" ELECTRIC, GAS, TELEPHONE AND CABLE EASEMENT  
 12. VOLUME 2001, PAGE 1159, D.P.R. - DOES NOT CROSS SUBJECT TRACT, SHOWN  
 13. R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO  
 14. VOLUME 18681, PAGE 866, P.P.R. - NOT A SURVEY MATTER  
 15. UTILITY SERVICE AGREEMENT

ALTA/NSPS SURVEY OF  
 A 0.922 OF ONE ACRE TRACT OF LAND, BEING ALL OF LOT 83, BLOCK 7, NEW CITY BLOCK 16612, FOSTER ROAD RETAIL, SITUATED IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2001, PAGE 1159, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.



LEGEND

P.R.	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
( )	RECORD CALL PER VOLUME 2001, PAGE 1159, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
○	SET 1/2" IRON ROD WITH A RED "MATHIN-HOOVER" POINT
●	FOUND 1/2" IRON ROD
○	VERTICAL CONTROL POINT
⊕	WATER VALVE
⊙	FIRE HYDRANT
⊗	UTILITY POLE
⊗	UTILITY POLE WITH GUY WIRE
⊕	ELECTRIC BOX
⊕	ELECTRIC METER
⊕	LIGHT POLE
⊕	TRAFFIC SIGN
— X — X — X —	WIRE FENCE
— ○ — ○ —	CHAIN-LINK FENCE
— OELX —	ELECTRIC (OVERHEAD)
— OELTx —	ELECTRIC/CABLE TV (OVERHEAD)
— OTx —	TELEPHONE (OVERHEAD)
— UCx —	COMMUNICATION
— Wx —	WATER



TREE TABLE

POINT NUMBER	SPECIES	TRUNK DIA (IN)	SPREAD (FT)	MULTI-TRUNK DIA (IN)
5099	MOUNTAIN LAUREL	16	35	8.5 x 7 x 6 x 4
5100	MOUNTAIN LAUREL	11.5	35	8 x 7
5101	HACKBERRY	21.5	35	15 x 11
5102	HACKBERRY	18	25	14 x 8
5103	HACKBERRY	13	25	N/A
5104	HACKBERRY	11	20	N/A
5105	COTTON WOOD	13	35	9 x 8 x 7 x 6

VERTICAL SITE CONTROL

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
100	13717083.420	2172298.414	735.29	SMAG
101	13716818.182	2172298.603	731.30	SMAG W WASHES



HEREBY CERTIFY TO MEDWAVE, LLC, AND CHICAGO TITLE INSURANCE COMPANY  
 THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE FOLLOWING FIELD WORK PERFORMED: JANUARY 5, 2022.

KYLE L. PRESSLER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6528  
 FIELD WORK PERFORMED: JANUARY 5, 2022

DATE: 1/13/2022  
 AMENDMENT: CHANGED BENCHMARK ELEVATIONS