

- LEGEND**
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES RPLS 6490" UNLESS OTHERWISE NOTED
 - PROPERTY LINE
 - R.O.W. — RIGHT-OF-WAY
 - () — RECORD CALLS
 - POWER POLE
 - IRRIGATION VALVE
 - WATER VALVE
 - WATER METER
 - CLEAN OUT
 - TELEPHONE PEDESTAL
 - GAS VALVE
 - STORM DRAIN MANHOLE
 - OHE — OVERHEAD ELECTRIC
 - X — BARBED WIRE FENCE
 - O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 - D.P.R.B.C. — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SCHEDULE B, ITEM 10:

d. RIGHTS OF PARTIES IN POSSESSION AND RIGHTS OF TENANTS, RECORDED IN DOCUMENT NUMBER 20210344806, 20230069135, AND 20230078250, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS — (MMES HAS KNOWLEDGE)

f. EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A SEWER LINE, RECORDED IN VOLUME 18091, PAGE 2119, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS — (MAY AFFECT SUBJECT TRACT — CANNOT GRAPHICALLY)

g. TERMS, CONDITIONS, AND STIPULATIONS, RECORDED IN DOCUMENT NUMBER 20230122499, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS — (AFFECTS SUBJECT TRACT)

h. OIL, GAS, AND MINERAL LEASE, RECORDED IN VOLUME 546, PAGE 80, DEED RECORDS OF BEXAR COUNTY, TEXAS — (AFFECTS SUBJECT TRACT)

i. OIL, GAS, AND MINERAL LEASE, RECORDED IN VOLUME 1011, PAGE 603, DEED RECORDS OF BEXAR COUNTY, TEXAS — (AFFECTS SUBJECT TRACT)

n. ELECTRIC LINE RIGHT-OF-WAY AGREEMENT, RECORDED IN DOCUMENT NUMBER 20230186597, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (AFFECTS SUBJECT TRACT — SHOWN HEREON)

o. EASEMENTS AND/OR BUILDING LINES, RECORDED IN VOLUME 20003, PG. 1628, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

— 20' BUILDING SETBACK LINE — (DOES NOT AFFECT SUBJECT TRACT — SHOWN HEREON)

— 14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT — (AFFECTS SUBJECT TRACT — SHOWN HEREON)

— 16' WATER EASEMENT — (DOES NOT AFFECT SUBJECT TRACT — SHOWN HEREON)

— 31' IRREVOCABLE INGRESS/EGRESS DRAINAGE EASEMENT — (ABUTS SUBJECT TRACT — SHOWN HEREON)

— 1% AC UTL. FLOODPLAIN PER FLOOD STUDY PREPARED BY WESTWOOD — (AFFECTS SUBJECT TRACT — SHOWN HEREON)

p. PERMANENT EASEMENT — WATER AND SEWER TO THE CITY OF SAN ANTONIO AND SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES RECORDED IN DOCUMENT NO. 2024019850, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. (AFFECTS SUBJECT TRACT — SHOWN HEREON)

TABLE A NOTES:

2. NO ADDRESS OF SUBJECT TRACT WAS PROVIDED TO MMES AT THE TIME OF THIS SURVEY

3. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED) ACCORDING TO THE FEMA NATIONAL FLOOD HAZARD MAP, MAP NUMBER 48029C0210C, DATED SEPTEMBER 29, 2010

ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

7. BUILDINGS OR STRUCTURES WERE OBSERVED AT THE TIME OF THIS SURVEY (SHOWN HEREON).

8. SUBSTANTIAL FEATURES SHOWN HEREON.

11(a). UTILITY FEATURES VISIBLE AT THE DATE OF THE SURVEY ARE SHOWN HEREON AND THOSE PROVIDED TO MMES IN AN ELECTRONIC AUTOCAD FILE FROM WOODMONT HELOTES.

16. NO EVIDENCE OF EARTH WORK OR BUILDING CONSTRUCTION AT THE DATE OF THIS SURVEY.

17. MMES HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAYS.

SURVEYORS NOTES:

1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).

2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF NO. 1003-388834-RTT, EFFECTIVE JUNE 27, 2024, ISSUED JULY 9, 2024.

3. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR AND THOSE PROVIDED TO MMES IN AN ELECTRONIC AUTOCAD FILE FROM WOODMONT HELOTES ARE SHOWN HEREON.

4. RECORD CALLS TAKEN FROM VOLUME 20003, PAGE 1628, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

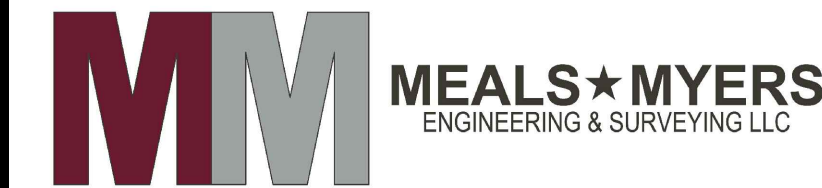
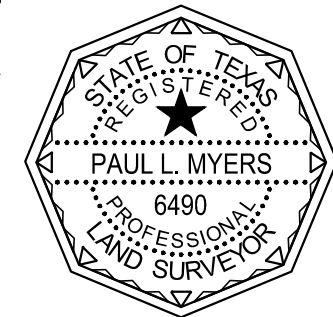
5. SUBJECT TRACT ABUTS FARM TO MARKET HIGHWAY 1560.

6. FIELD WORK WAS COMPLETED ON JUNE 10, 2024.

TO: WOODMONT HELOTES LOT DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, CITIZENS 1ST BANK, AND EACH SUCCESSOR IN OWNERSHIP OR THE INDEBTEDNESS SECURED BY THE INSURED MORTGAGE, EXCEPT A SUCCESSOR WHO IS AN OBLIGOR UNDER THE PROVISIONS OF SECTION 12(C) OF THE CONDITIONS, WOODMONT HELOTES ACADEMY, LLC, A TEXAS LIMITED LIABILITY COMPANY, REPUBLIC TITLE OF TEXAS, AND FIRST AMERICAN TITLE INSURANCE COMPANY;

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 STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDED ITEMS OF 1, 2, 3, 4, 7(a), 8, 11(ONLY THOSE VISIBLE), 13, 14, 16, 17, AND 18 TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 10, 2024.

Paul L. Myers
PAUL L. MYERS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490
DATE OF MAP: 07/10/2024



10906 LAUREATE DR., STE. 101
SAN ANTONIO, TX 78249
PHONE: (830) 931-1269
PHONE: (210) 740-2483
TBPE #F- 6876
TBPLS #10194291

ALTA/NSPS LAND TITLE SURVEY OF

LOT 1, BLOCK 3, NEW CITY BLOCK 14867, REPLAT AND SUBDIVISION PLAT ESTABLISHING KIDDIE ACADEMY HAUSMAN, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS RECORDED IN VOLUME 20003, PAGE 1628, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

