



BUYER/OWNER: JOHN ASEI AND/OR ASSIGNS
ADDRESS: 16151 COLLEGE OAK
CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78249
TITLE COMPANY: ALAMO TITLE COMPANY
GF NUMBER: SAT-41-4000412600011-CV
EFFECTIVE DATE: DECEMBER 28, 2025
ISSUE DATE: JANUARY 7, 2026

LAND TITLE SURVEY

LOTS 49 AND 50, BLOCK 102, NEW CITY BLOCK 18612, UNIVERSITY OAKS BUSINESS PARK, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED AS VOLUME 9506, PAGES 48-49, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

{1} RESTRICTIONS RECORDED IN VOLUME 3216, PAGE 920, VOLUME 5827, PAGE 439 AND VOLUME 7483, PAGE 583, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

ACCORDING TO FEMA MAP NO. 48029C0230G, WITH AN EFFECTIVE DATE OF 09/29/2010, AND A REVISION DATE OF 08/18/2020, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).

FIELD DATA

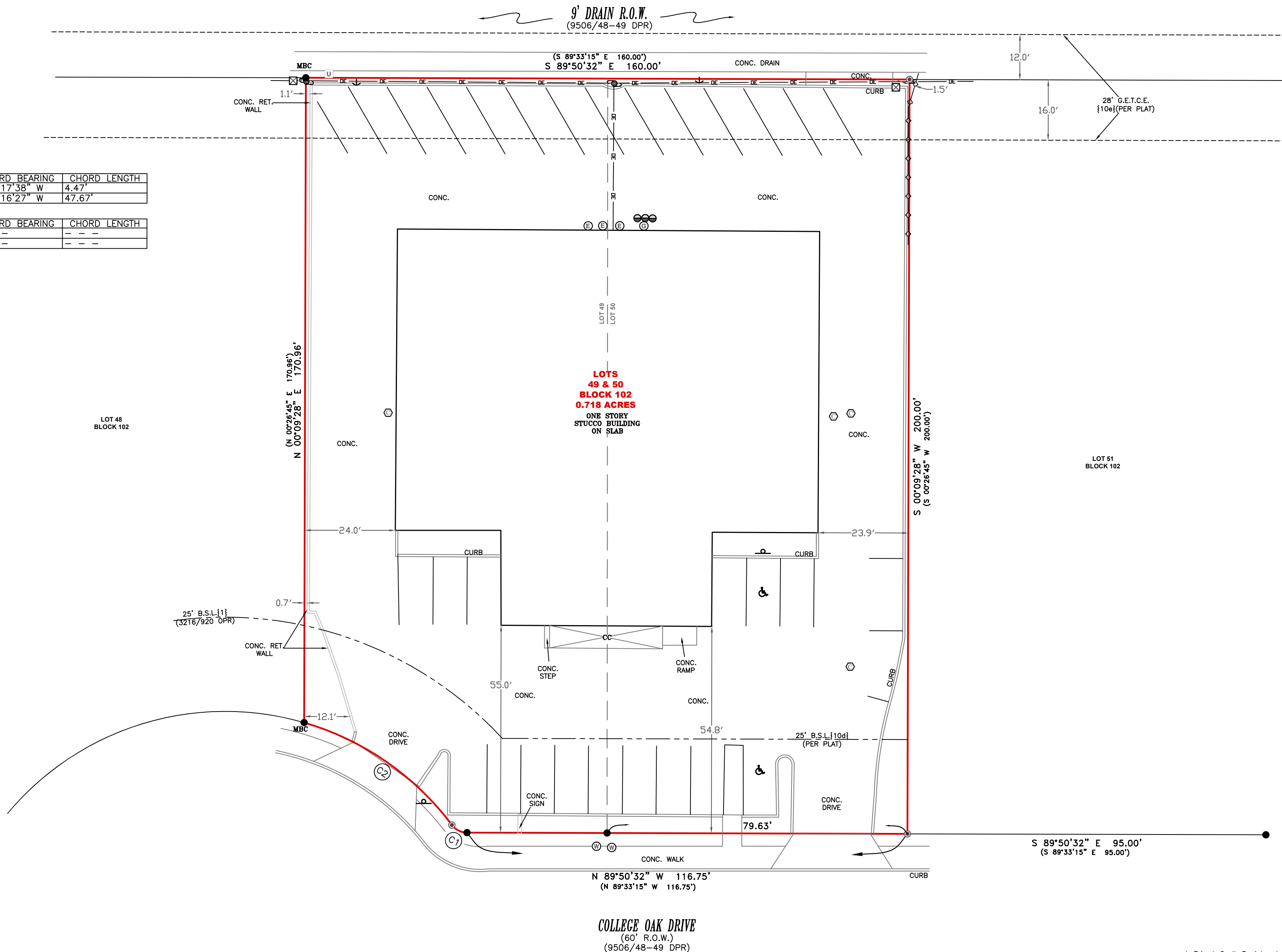
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5.00'	4.63'	53°05'48"	N 63°17'38" W	4.47'
C2	75.00'	48.51'	37°03'27"	N 55°16'27" W	47.67'

RECORD DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5.00'	4.63'	53°05'48"	- - -	- - -
C2	75.00'	48.50'	- - -	- - -	- - -

LEGEND

- BOUNDARY
- SETBACK LINE
- EASEMENTS
- CHAIN-LINK FENCE (CLF)
- OVERHEAD ELECTRIC
- CAP STAMPED "MBC"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/CAP
- STAMPED: "ALLIANCE LAND SURVEYORS RPLS 6527"
- CALCULATED POINT
- RECORD INFORMATION
- VOLUME/PAGE
- ELECTRIC METER
- WATER METER
- GAS METER
- CLEAN-OUT
- UTILITY BOX
- TELEPHONE PEDESTAL
- POWER POLE
- SIGN
- 5" CONC. BOLLARD
- GUY WIRE ANCHOR
- HANDICAP PARKING SPACE
- CONC.
- CC
- R.O.W.
- DOC.
- G.E.T.C.E.
- B.S.L.
- DPR
- OPR



SCALE
1" = 20'

I, Eric J. Snell, Registered Professional Land Surveyor number 6527, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:
THE 9th DAY OF JANUARY 2026, A.D.

Eric J. Snell
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6527



JOB NO. 260121469

FIELD WORK:
J.S.L.

BOUNDARY:
E.A.

DRAWN:
E.A.

REVIEW:
EJS

REVISION DATE: --/--/----