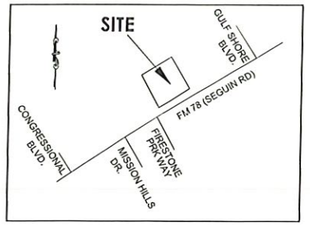
ALTA/NSPS LAND TITLE SURVEY

PROPERTY OWNER: ALTA PARTNERS, LTD
PROPERTY ADDRESS: FM 78, SAN ANTONIO, TX 78244
TAX PARCEL ID: 317080
BEING 2.06 ACRES, SITUATED IN THE JOSEFA LEAL SURVEY, NO. 39, ABSTRACT 420, BEING THE REMAINDER OF A CALLED 8.037 ACRE TRACT, RECORDED IN VOLUME 7115, PAGE 184, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

TITLE COMMITMENT NOTES

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
G.F. NO. 5141204955
EFFECTIVE DATE: 9-2-2022
ISSUED DATE: 9-15-2022

SCHEDULE B ITEMS:

A. RIGHTS OF PARTIES IN POSSESSION (OWNER'S TITLE POLICY ONLY)

B. RIGHTS OF TENANTS IN POSSESSION AND UNRECORDED LEASES OR RENTAL AGREEMENTS.

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. (THIS EXCEPTION WILL BE DELETED UPON RECEIPT AND REVIEW OF A SATISFACTORY QUALIFYING SURVEY. THE COMPANY EXPRESSLY RESERVES THE RIGHT TO TAKE SPECIFIC EXCEPTION TO ANY ADVERSE MATTERS REFLECTED THEREON.)

D. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

E. WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT ALONG THE SOSE PROPERTY LINE, AS SHOWN ON PLAT RECORDED IN VOLUME 8900, PAGE 157, PLAT RECORDS OF BEXAR COUNTY, TEXAS. [illegible]

F. EASEMENT EXECUTED BY ALTA PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, TO THE CITY OF SAN ANTONIO, A TEXAS MUNICIPAL CORPORATION FOR THE USE, BENEFIT AND CONTROL OF THE SAID SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES, DATED AUGUST 3, 2021, FILED AUGUST 12, 2021, RECORDED IN/UNDER CLERK'S FILE NO. 20210222250 , OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. [illegible]

G. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN PROTECTIVE COVENANT AGREEMENT EXECUTED BY AND BETWEEN RAY ELLISON INDUSTRIES, INC. AND LAN LAND CORP., DATED DECEMBER 9, 1987, FILED DECEMBER 10, 1987, RECORDED IN/UNDER VOLUME 4186, PAGE 178 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND AS AFFECTED BY TERMINATION OF PROTECTIVE COVENANT AGREEMENT RECORDED OCTOBER 16, 1997 IN VOLUME 7233, PAGE 132, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

H. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RESTRICTIVE COVENANT AGREEMENT EXECUTED BY AND BETWEEN ALTA PARTNERS, LTD. AND LEWIS A. GARRETT, III, DATED APRIL 30, 1998, FILED MAY 12, 1998, RECORDED IN/UNDER VOLUME 7449, PAGE 765, RE-RECORDED JUNE 09, 1998 IN VOLUME 7492, PAGE 481, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

I. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN CROSS ACCESS EASEMENT AGREEMENT EXECUTED BY AND BETWEEN ALTA PARTNERS, LTD. A TEXAS LIMITED PARTNERSHIP AND CROSS DEVELOPMENT CC SA FM 78, LLC, A TEXAS LIMITED LIABILITY COMPANY, DATED JULY 22, 2016, FILED JULY 28, 2016, RECORDED IN/UNDER VOLUME 19388, PAGE 1071, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. [illegible]

J. TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN RECIPROCAL ACCESS EASEMENT AGREEMENT EXECUTED BY AND BETWEEN ALTA PARTNERS, LTD. A TEXAS LIMITED PARTNERSHIP AND CROSS DEVELOPMENT CC SA FM 78, LLC, A TEXAS LIMITED LIABILITY COMPANY, DATED JULY 22, 2016, FILED JULY 28, 2016, RECORDED IN/UNDER VOLUME 19388, PAGE 1068, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. [illegible]

K. MINERAL AND/OR ROYALTY INTEREST, AS DESCRIBED IN SPECIAL WARRANTY DEED EXECUTED BY WILD HORSE CANYON DEVELOPMENT COMPANY TRO, INC. TO ALTA PARTNERS, LTD., DATED JUNE 9, 1997, FILED JUNE 12, 1997, RECORDED IN/UNDER VOLUME 7115, PAGE 184 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, REFERENCE TO SAID INSTRUMENT IS HEREBY MADE FOR ALL PURPOSES. TITLE TO SAID INTEREST NOT CHECKED SUBSEQUENT TO DATE OF APORESAID INSTRUMENT.

FIELDNOTE DESCRIPTION

BEING 2.06 ACRES, SITUATED IN THE JOSEFA LEAL SURVEY, NO. 39, ABSTRACT 420, BEING THE REMAINDER OF A CALLED 8.037 ACRE TRACT, RECORDED IN VOLUME 7115, PAGE 184, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 2.06 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" SRF ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF F.M. 78 (SEGUIN RD) FOR THE SOUTHWESTERLY CORNER OF LOT 5, GULF SHORE-DISCOUNT TIRE, RECORDED IN VOLUME 9715, PG. 173, PLAT RECORDS, BEXAR COUNTY, AND FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF F.M. 78 (SEGUIN RD), S 59°59'41" W, A DISTANCE OF 313.14 FEET TO A FOUND TXDOT TYPE II MONUMENT FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG A CURVE TURNING TO THE LEFT, WITH AN ARC LENGTH OF 94.31 FEET, A RADIUS OF 11519.19 FEET, AND HAVING A CHORD BEARING AND DISTANCE OF S 58°29'37" W, 94.31 FEET TO A SET 1/2" SRF ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") FOR THE SOUTHEAST CORNER OF LOT 151, BLOCK 25, CB 5080, RECORDED IN VOLUME 9553, PAGE 116, PLAT RECORDS, BEXAR COUNTY, TEXAS;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 151, OVER AND ACROSS THE REMAINDER OF SAID 8.037 ACRE TRACT, N 29°00'19" W, A DISTANCE OF 303.48 FEET TO A SET 1/2" SRF ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") IN THE SOUTHEASTERLY LINE OF LOT 42, BLOCK 1, VENTURA SUBDIVISION, VOLUME 8720, PAGE 157, PLAT RECORDS, BEXAR COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF SAID LOT 151 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHEASTERLY LINE OF VENTURA SUBDIVISION, COMMON WITH THE NORTHWESTERLY LINE OF SAID 8.037 ACRE TRACT, N 29°57'57" E, A DISTANCE OF 294.88 FEET TO A SET 1/2" SRF ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") IN THE SOUTHEASTERLY LINE OF LOT 43, SAID VENTURA SUBDIVISION, FOR THE NORTHWESTERLY CORNER OF SAID LOT 5, GULF SHORE-DISCOUNT TIRE, AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2" IRON ROD (WITH ORANGE CAP) BEARS N 0°59' W, A DISTANCE OF 1.18 FEET;

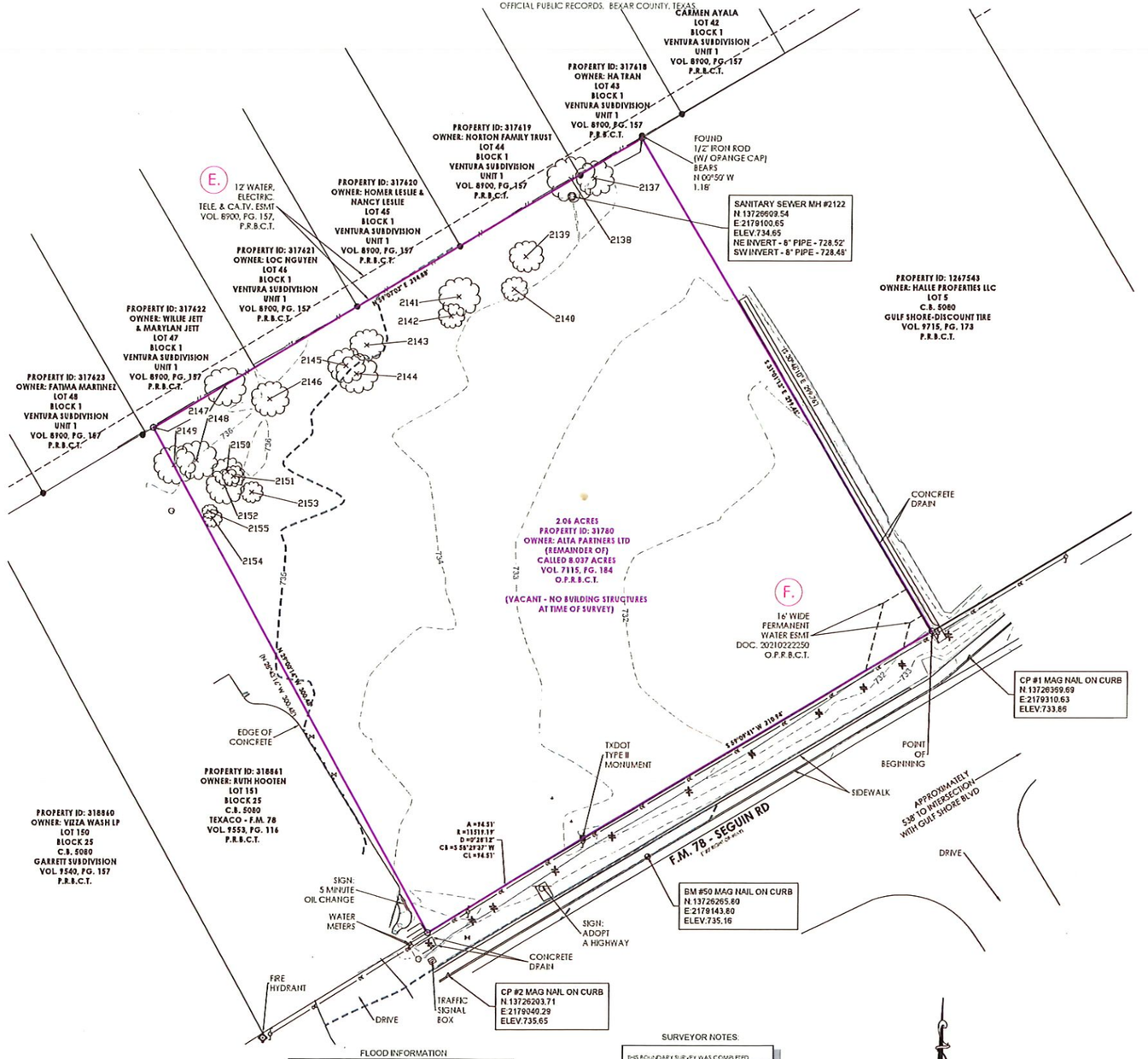
THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5, OVER AND ACROSS SAID 8.037 ACRE TRACT, S 29°01'19" E, A DISTANCE OF 299.45 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 2.06 ACRES OF LAND, MORE OR LESS.

THE LAND DESCRIBED ABOVE AND SHOWN ON THE SURVEY AND AS DEPICTED IN THAT CERTAIN ALTA COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, G.F. NO. 5141204955.

ZONING

NO ZONING REPORT HAS BEEN PROVIDED TO THIS SURVEYOR.

Kimley»Horn



FLOOD INFORMATION

A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN FLOOD ZONE AREA "X", AREA OF MINIMAL FLOOD HAZARD, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48029C0430G, DATED 9/29/2010, FOR BEXAR COUNTY, TEXAS.

IF THE SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARINGS IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

DISTANCES AND AREAS SHOWN HEREON ARE GRID COORDINATE VALUES.

DATE OF FIELDWORK: 10-24-2022

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- OVERHEAD ELECTRIC
- TRAFFIC SIGNAL POLE
- BENCHMARK
- CONTROL POINT
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- WATER METER
- ELECTRIC METER
- MANHOLE
- GUY WIRE
- POWER POLE
- SIGN
- LIGHT POLE
- WATER VALVE
- IRRIGATION CONTROL VALVE
- WOOD FENCE
- CURB CUT
- FIRE HYDRANT
- ORANGE UTILITY LOCATE PAINT MARK
- TXDOT TYPE II MONUMENT
- TREE DRIP LINE (NOT TO SCALE)

TREE TABLE
(MT = MULTI-TRUNK)

Point	Description
2145	T HACK 10
2146	T HACK 10
2152	T HACK 10 6 MT
2141	T HACK 11
2147	T HACK 11
2144	T HACK 11
2149	T HACK 11 10 6 MT
2148	T HACK 11 8 MT
2138	T HACK 13
2155	T HACK 4 3 3 3 3 MT
2154	T HACK 5 4 3 3 2 MT
2151	T HACK 6 4 4 MT
2153	T HACK 6 6 5 MT
2142	T HACK 7 5 5 4 3
2140	T HACK 7 7 6 MT
2150	T HACK 8 6 3 MT
2143	T HACK 9 7 MT
2139	T HACK 9 8 7 MT
2137	T MESQ 10 8 MT

SURVEYOR'S NOTES

THE PROPERTY APPEARS TO HAVE DIRECT PHYSICAL PUBLIC ACCESS TO F.M. 78 (A.K.A. SEGUIN RD) A PUBLICLY DEDICATED RIGHT-OF-WAY.

THE PROPERTY IS CONTIGUOUS WITHOUT ANY GAPS OR GORES.

THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED BY THE SURVEYOR.

BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. UTILIZING THE VCS STATIONED COOPERATIVE GPS NETWORK. DISTANCES AND AREAS SHOWN HEREON ARE IN GRID COORDINATE VALUES.

THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON VISIBLE SURFACE EVIDENCE OR DESIGN MAPS SUPPLIED BY THE ENGINEER OF RECORD. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE IN THE PROCESS OF THE SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

THERE IS NO EVIDENCE THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL AT THE TIME OF SURVEY FIELD WORK.

NO EVIDENCE WAS OBSERVED REGARDING RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY FIELD WORK.

ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.

THERE ARE NO OBSERVED ENCROACHMENTS AT THE TIME OF THE SURVEY.

THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

THE SURVEY WAS MADE ON THE GROUND BY OCTOBER OF 2022 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS ABOVE GROUND STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY.

OTHER ABOVE GROUND VISIBLE EVIDENCE OF ANY EASEMENTS ARE SHOWN OR MATTERS OF RECORD, UNRECORDED OR OTHERWISE PROVIDED TO THE SURVEYOR, HAVE BEEN SHOWN.

NO BUILDINGS WERE OBSERVED ON THE PROPERTY DURING FIELD WORK.

NO POTENTIAL ISSUES OF ADVERSE POSSESSION OR USE OR ACQUIESCENCE WERE IDENTIFIED OR OBSERVED DURING FIELD WORK.

NO OBSERVABLE EVIDENCE OF DELINEATED WETLAND AREAS OR MARKERS ON THE PROPERTY DURING FIELD WORK.

NO OBSERVABLE EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR ISOLATED GRAVES ON THE PROPERTY DURING FIELD WORK.

NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR RECENT STREET OR SIDEWALK BUILDING FIELDWORK.

TO: PS LPT PROPERTIES INVESTORS, A MARYLAND REAL ESTATE INVESTMENT TRUST, PUBLIC STORAGE, A MARYLAND REAL ESTATE INVESTMENT TRUST, AND ITS AFFILIATES, OLD REPUBLIC NATIONAL 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 INCLUDES ITEMS 1, 3, 4, 5, 7(a)(b), 8, 11(b), 13, 14, 16, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-24-22.

STATE OF TEXAS · REGISTERED · RICHARD A. GOODWIN · 4069 · PROFESSIONAL LAND SURVEYOR

RAGoodwin 10-26-22

RICHARD A. GOODWIN DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069

REVISIONS

SHERWOOD
SURVEYING & S.U.E.
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
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SPRING BRANCH, TEXAS 78070 FIRM#10044200
PHONE (830) 228-5788 FAX (830) 885-2170

BEING 2.06 ACRES, SITUATED IN THE JOSEFA LEAL SURVEY, NO. 39, ABSTRACT 420, BEING THE REMAINDER OF A CALLED 8.037 ACRE TRACT, RECORDED IN VOLUME 7115, PAGE 184, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

DESIGNED BY:
CHECKED BY: R. GOODWIN
DRAWN BY: C. EMANIS
JOB: 22KHA045
DATE: 10-24-22
SCALE: 1:30

SHEET: 1
OF 1