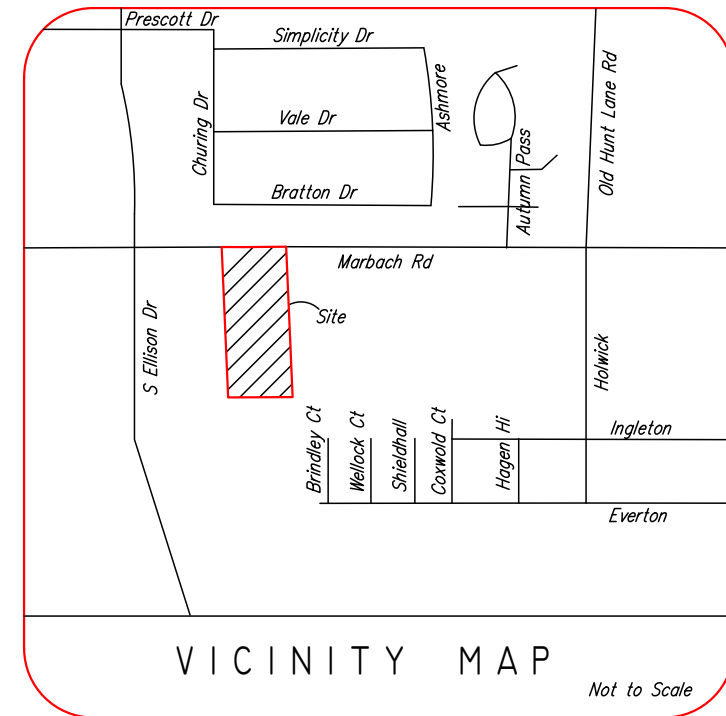


# DOLLAR GENERAL #7510

9664 Marbach Road, San Antonio, Texas 78245



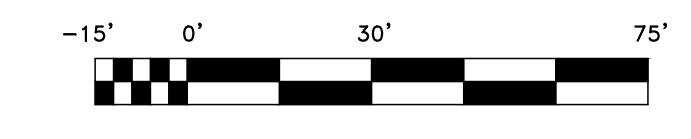
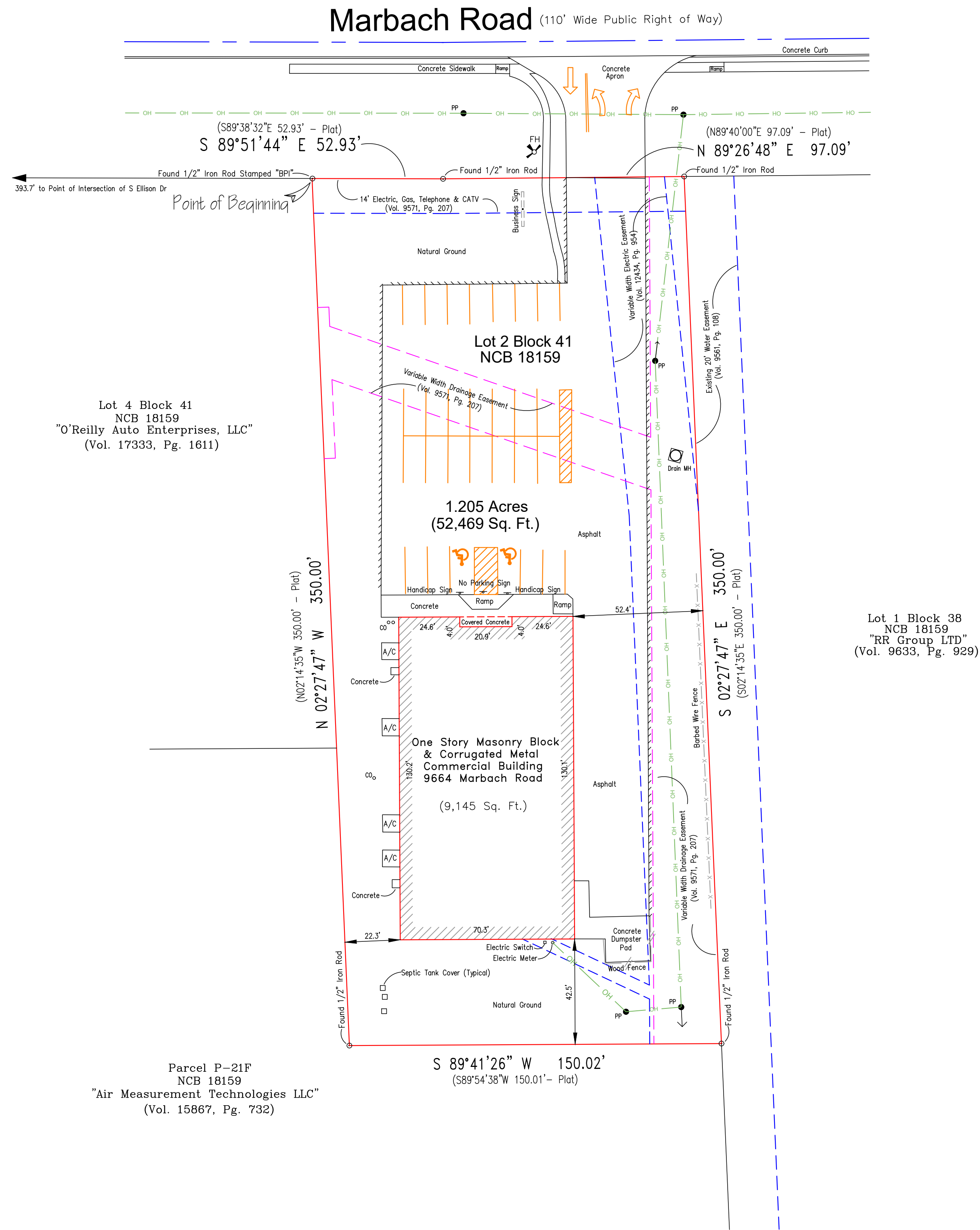
### SYMBOLS LEGEND

PP	POWER POLE
LP	LAMP POST
TB	TELEPHONE BOX
CV	GAS VALVE
WV	WATER VALVE
WM	WATER METER
CV	CONTROL VALVE
CB	CONTROL BOX
SWR MH	MANHOLE (AS NOTED)
CO <sub>2</sub>	SANITARY CLEAN OUT
FH	FIRE HYDRANT
[Handicap Symbol]	HANDICAP PARKING SPACE

### FIELD NOTES FOR:

LOT 2, BLOCK 41, NEW CITY BLOCK 18159, DOLLAR GENERAL-MARBACH, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9571, PAGE 207, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At a found 1/2" iron rod stamped "BPI" on the south right of way line of Marbach Road (110' wide public right of way), the northeast corner of Lot 4, Block 41, NCB 18159, in the name of O'Reilly Auto Enterprise, LLC and recorded in Volume 17333, Page 1611 of the Real Property Records of Bexar County, Texas, the northwest corner of this tract.
- THENCE:** South 89°51'44" East (bearings are based on GPS observations, datum is NAD '83) 52.93' with the south right of way line of Marbach Road, to a found 1/2" iron rod, an angle point hereof;
- THENCE:** North 89°26'48" East 97.09' with the south right of way of Marbach Road, to a found 1/2" iron rod, the northwest corner of Lot 1, Block 38, NCB 18159, as recorded in Volume 9633, Page 929, the northeast corner hereof;
- THENCE:** South 02°27'47" East 350.00' with said Lot 1, to a found 1/2" iron rod, the northeast corner of parcel P-21F, NCB 18159, as recorded in Volume 19867, Page 732, the southeast corner hereof;
- THENCE:** South 89°41'26" West 150.02' to a found 1/2" iron rod, a re-entry corner of said parcel P-21F, the southwest corner hereof;
- THENCE:** North 02°27'47" West 350.00' to the POINT OF BEGINNING of this 1.205-acre tract and containing 52,469 square feet of land in Bexar County, Texas.



Scale: 1" = 30'

Bearings are based on GPS observations.  
Datum is NAD 83  
TEX S. Central Zone

Borrower: FLDG Associates-Pool 7, LLC

### GENERAL NOTES:

- Title Commitment prepared by First American Title Insurance Company GF# NCS-812296716-PHX1, issued September 14, 2016 provided to this office as satisfactory records search.
- Easement and restriction references are as identified by Title Commitment above, only. No independent research conducted by Surveyor.
- Bearing rotation is based on GPS observations. Datum is NAD '83.
- Coordinates are Texas State Plane, South Central Zone, shown in grid.
- Found monumentation resulted in bearings and/or distances falling within minimum positional tolerance.
- This survey is being prepared solely for the use of the current parties (as noted hereon). No license has been created, express or implied, to copy this work except as is necessary in conjunction with this transaction, which shall take place within 6 months of the date of this survey.
- This survey is accurate and unless noted on survey no protrusions were observed during the course of the field work or during boundary resolution. All visible and apparent easements and rights of ways are shown along with easements and rights of ways of which the undersigned has been advised. Based on field work observations, the property does not serve adjoining property for drainage, or ingress/egress.

The following items are referenced to the Title Commitment, Schedule B:

- (Vol. 9571 Pg. 207) - Plat-all platted easements shown on survey-affects the property (Vol. 11670 Pg. 1629) - Deed-affects the property
- (Vol. 9571 Pg. 207) - Plat-all platted easements shown on survey - affects the property
- (Vol. 12434 Pg. 954) - Variable Width Electric Easement - as shown on survey-affects the property

### ALTA/NSPS Table A Requirements

- Property's address is 9664 Marbach Road, San Antonio, TX 78245.
- Property's Current Flood Zone Classification is entirely in Zone X according to FEMA FIRM Community Panel Number 48029C03706, dated September 29, 2010.
- Gross land area=52,469 sq. feet, 1.205 Acres
- According to the City of San Antonio Zoning Department, this property is zoned "C-3R" Commercial within the AH00, Airport Hazard Overlay (Sec. 35-310.05). The City of San Antonio imposes building setbacks as follows: front=N/A, side=N/A, rear=N/A. Building Height Maximum: 35'. Zoning information as set forth by zoning report provided by Commercial Due Diligence Services. Platted setbacks are shown on Survey.
- Exterior dimensions of building are listed on survey.
- Total square footage of building is 9,145 square feet.
- Substantial Features Observed are listed on the Survey.
- Open Parking Spaces, 2 Handicapped Parking Spaces.
- Location of utilities shown by above ground evidence.
- Distance to nearest intersecting street shown on survey.
- There was no evidence of earth moving work, building construction or building additions.
- There were no delineation markers for wetlands observed.
- We are not aware of any offsite easements benefiting the surveyed property.

To: CMFG Life Insurance Company, its successors and/or assigns, First American Title Insurance Company, FLDG Associates-Pool 7, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10, 11, 14, 16, 18, 19, and 20 of Table A thereof. The field work was completed on 09-22-16.

PRELIMINARY: This document shall not be recorded for any purpose

Gary A. Gibbons, Texas Registration Number 4716  
GIBBONS SURVEYING & MAPPING, INC.

Survey not valid unless contains original seal and signature.

Drawn by: Jesse S  
Checked: G. GIBBONS  
Date: 09/22/2016  
Job No.: 16-4758-01.D

An ALTA/NSPS Land Title Survey:  
LOT 2, BLOCK 41, NEW CITY BLOCK 18159, DOLLAR GENERAL-MARBACH, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9571, PAGE 207, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

P.O. Box 700576,  
San Antonio, Texas  
78202-0576  
Gibbons Surveying & Mapping, Inc.  
(210) 366-4600  
(210) 366-4603  
(FAX) 366-4673