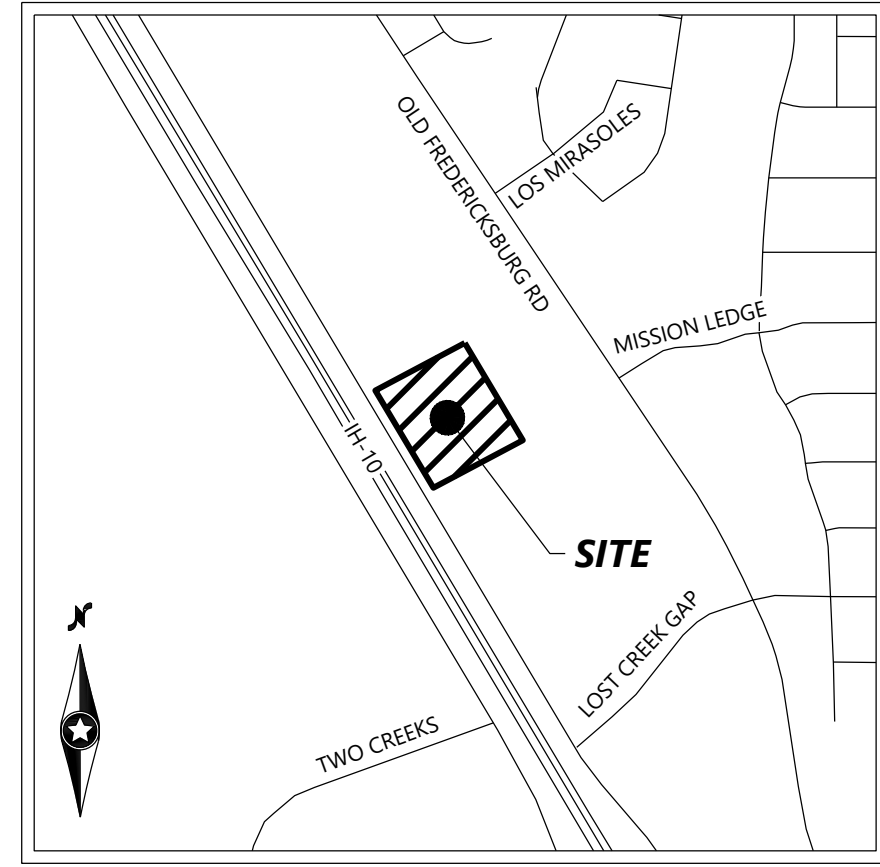


VICINITY MAP

(NOT TO SCALE)



SAN ANTONIO, TEXAS

LEGAL DESCRIPTION (GF NO. sct-48-4300112408104-DB)

BEGINNING: At a found 1/2 inch iron rod on the northeast right-of-way line of Interstate Highway 10, the south corner of this tract, said iron rod is 3177.55 feet in a northwesterly direction from the cutback at the intersection of the northeast right-of-way line of Interstate Highway 10 and the northwest right-of-way line of F.M. 3351 (Ralph Fair Road);

TABLE A ITEMS

- 1. Monuments placed at all major corners of the boundary of the property.
2. The subject property is addressed 25840 Interstate 10 West, San Antonio, Texas 78006.
3. The foregoing property is located within Zone X according to FEMA FIRM Map No. 48029C0095F, dated September 29, 2010. Zone X is not within a 100-year flood zone.
4. Subject tract area is 4.430 acres, or 192,968 square feet.
5. Substantial features observed in the process of conducting the survey are shown hereon.
13. Names of adjoining owners of platted lands according to current public records are shown hereon.
14. The nearest intersecting street is shown hereon, where Interstate Highway-10 West Frontage Road and Lost Creek Gap meet.
16. No evidence of earth moving work and construction was found on site.

SCH. B EXCEPTIONS (GF NO. sct-48-4300112105493-RJ)

- The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment. SURVEYOR'S NOTES IN ITALICS.
9. Lease Agreement dated April 1, 1998 by and between Mr. James Graham, as Lessor, and Western Outdoor Advertising Co., a corporation of Omaha, Nebraska, as Lessee, filed April 27, 1998, recorded in Volume 7440, Page 686, Real Property Records, Bexar County, Texas. BLANKET IN NATURE, NOT PLOTTABLE
11. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded January 26, 1929 at Volume 1081, Page 239, Deed Records, Bexar County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). BLANKET IN NATURE, NOT PLOTTABLE
12. Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

GENERAL NOTES

- 1. Bearings are based on the North American Datum of 1983 (2011 Adjustment), Texas State Plane Coordinate System for the South Central Zone, 4204. Coordinates and distances shown hereon are surface.
2. Elevations are based on NAVD88.
3. Deed reference: Volume 14521, Page 2400, Official Public Records Bexar County, Texas
4. This survey was completed using Title Commitment GF No. sct-48-4300112408104-DB, with effective date January 10, 2024 provided by Chicago Title Insurance Company.
5. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

CERTIFICATION

To Mori Bagheri, and Chicago 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, 2, 3, 4, 8, 13, 14 and 16 of Table A thereof. The field work was completed on 03/08/2024.

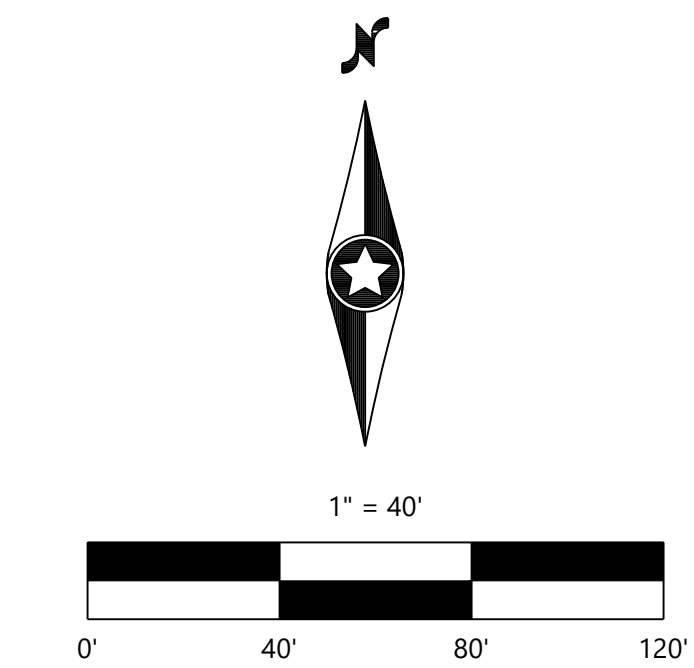
Ethan C. Oelke, R.P.L.S.
Texas License No. 6926
ethan.oelke@westwoodps.com



LEGEND

- SEWER CLEANOUT
GUY WIRE
POWER POLE
NATURAL GAS METER
HAND HOLE (SEE LABEL)
SIGN (SEE LABEL)
MAIL BOX
FIBER OPTIC PEDESTAL
ELECTRIC BOX
BOUNDARY LINE
EASEMENT LINE
POWER OVERHEAD
FIBER OPTIC
FENCE LINE
CURB & GUTTER
GRAVEL SURFACE
CONCRETE SURFACE
ASPHALT SURFACE
FOUND MONUMENT (SEE LABEL)
OFFICIAL PUBLIC RECORDS BEXAR COUNTY
DEED AN PLAT RECORDS BEXAR COUNTY
RECORD CALL PER VOLUME 14521, PG 2400, OPR

Table with 4 columns: Tree #, Description, Point #, Description. Lists tree inventory details including species (e.g., OAK, HACKBERRY) and measurements.



PROJECT: 51727.00
CHECKED: ECO
DRAWN: WCH
FIELD CREW: IS / BG / PJ
FIELD WORK DATE: 03/08/2024
INITIAL ISSUE:
REVISIONS:

PREPARED FOR:
Mori Bagheri
60 High Crescent
San Antonio, Texas 78257
ALTA/NSPS
LAND TITLE SURVEY

A 4.430 ACRE TRACT OF LAND SITUATED WITHIN THE J.M. McCULLOUGH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, BEING THAT SAME 4.439 ACRE TRACT RECORDED IN VOLUME 14521, PAGE 2400, OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
Westwood
Phone (210) 265-8300
Toll Free (888) 937-5150
211 North Loop 1604 East, Suite 205
San Antonio, TX 78232
westwoodps.com
Westwood Professional Services, Inc.
TIBELS ENGINEERING FIRM REGISTRATION NO. F-11756
TIBELS SURVEYING FIRM REGISTRATION NO. 10074301

SHEET NUMBER: 1 OF 1
DATE: 08/27/2024