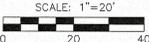


LINE TABLE

LINE	LENGTH	DIRECTION
L1	21.80'	N44°21'02"E
L2	4.85'	S44°43'39"W
L3	12.96'	N44°22'27"E
L4	4.24'	N75°47'53"W



LEGEND:

- AREA WAY
- BOLLARD
- CLEANOUT
- ELECTRIC BOX
- FIRE DEPARTMENT CONNECTION
- GAS METER
- HAND RAIL
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- SIGN
- STORM DRAIN MANHOLE
- WATER METER
- WATER VALVE
- CONCRETE
- SIDEWALK DRAIN AND METAL COVER
- COVERED AREA

GENERAL NOTES:

- 1) BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) A PORTION OF THE TRACT SHOWN HEREON LIES WITHIN ZONE "AE" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48029C0415G, DATED SEPTEMBER 29, 2010, FOR COMAL COUNTY, TEXAS, AND INCORPORATED AREAS. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- 3) ADDRESS OF PROPERTY IS 889 E. MARKET STREET, SAN ANTONIO, TEXAS 78205.
- 4) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT.

SURVEYORS CERTIFICATE

TO THE CITY OF SAN ANTONIO, TEXAS

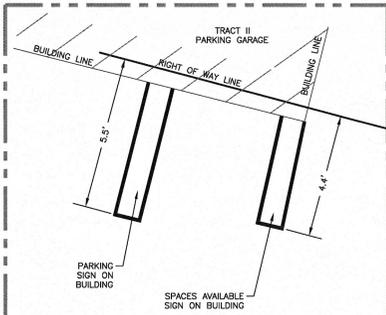
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASCM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

TRACT I INCLUDES TABLE A ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a), 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 03, 2016.

TRACT II INCLUDES TABLE A ITEMS 1, 2, 3, 4, AND 7(A) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 03, 2016.

Stephanie L. James
 STEPHANIE L. JAMES
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950
 MOY TARIK RAMIREZ ENGINEERS, LLC
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 sjames@mtrengineers.com

DATE: 2016-04-19 JOB NO. 16016



SIGN DETAIL
N.T.S.

FIELD NOTES FOR A TRACT OF LAND CONTAINING 0.801 ACRE (34,888.96 SQUARE FEET)

BEING 0.801 ACRE (34,888.96 SQUARE FEET), IN THE CITY OF SAN ANTONIO, BEING A PORTION OF PUBLIC WATERWAY RIGHT-OF-WAY, BLOCK 1, NEW CITY BLOCK 13812, AS SHOWN ON SUBDIVISION PLAT OF CIVIC CENTER, PROJECT NO. 5, TEX. R-83, URBAN RENEWAL AGENCY, CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 9518, PAGES 123-126 OF THE OFFICIAL PUBLIC RECORDS, BEAVAR COUNTY, TEXAS SAID 8.911 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF EAST MARKET STREET, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON SUBDIVISION PLAT OF SAID CIVIC CENTER, PROJECT NO. 5, TEX. R-83, URBAN RENEWAL AGENCY, CITY OF SAN ANTONIO, ON THE SOUTHWEST BOUNDARY OF SAID PUBLIC WATERWAY RIGHT-OF-WAY, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID EAST MARKET STREET, OVER SAID PUBLIC WATERWAY RIGHT-OF-WAY, THE FOLLOWING NINE (9) COURSES:

NORTH 14 DEGREES 21 MINUTES 05 SECONDS EAST, A DISTANCE OF 21.85 FEET TO A POINT, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 45 DEGREES 45 MINUTES 59 SECONDS WEST, A DISTANCE OF 8.85 FEET TO A POINT, BEING A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 14 DEGREES 12 MINUTES 27 SECONDS EAST, A DISTANCE OF 12.96 FEET TO A POINT ON THE FACE OF AN EXISTING BUILDING, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 14 DEGREES 12 MINUTES 27 SECONDS EAST, A DISTANCE OF 74.46 FEET TO A POINT ON THE FACE OF SAID EXISTING BUILDING, BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 14 DEGREES 15 MINUTES 34 SECONDS EAST, A DISTANCE OF 71.31 FEET TO A POINT ON THE SOUTHWEST RIGHT-OF-WAY LINE OF EAST COMMERCE STREET, A VARIABLE WIDTH RIGHT-OF-WAY AS SHOWN ON SUBDIVISION PLAT OF SAID CIVIC CENTER, PROJECT NO. 5, TEX. R-83, URBAN RENEWAL AGENCY, CITY OF SAN ANTONIO, ON THE NORTHEAST BOUNDARY OF SAID PUBLIC WATERWAY RIGHT-OF-WAY, BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID EAST COMMERCE STREET AND WITH THE NORTHEAST BOUNDARY OF SAID PUBLIC WATERWAY RIGHT-OF-WAY, SOUTH 75 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 170.33 FEET TO A POINT, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, DEPARTING THE SOUTHWEST RIGHT-OF-WAY OF SAID EAST COMMERCE STREET, OVER SAID PUBLIC WATERWAY RIGHT-OF-WAY, SOUTH 14 DEGREES 15 MINUTES 56 SECONDS WEST, A DISTANCE OF 202.41 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF SAID EAST MARKET STREET AND ON THE SOUTHWEST BOUNDARY OF SAID PUBLIC WATERWAY RIGHT-OF-WAY, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID EAST MARKET STREET AND WITH THE SOUTHWEST BOUNDARY OF SAID PUBLIC WATERWAY RIGHT-OF-WAY, NORTH 75 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 160.49 FEET TO THE POINT OF BEGINNING CONTAINING 0.801 ACRE OF LAND.

REVISIONS

NO.	DATE	DESCRIPTION

MTRE
 Engineers
 Surveyors
 Planners

Moy Tarik Ramirez Engineers, LLC
 12770 CIMARRON PATH, SUITE 100
 SAN ANTONIO, TEXAS 78249
 TEL: (210) 988-5091
 FAX: (210) 988-5085

LAND TITLE SURVEY

BEING 0.801 ACRE (34,888.96 SQUARE FEET), IN THE CITY OF SAN ANTONIO, BEING A PORTION OF PUBLIC WATERWAY RIGHT-OF-WAY, BLOCK 1, NEW CITY BLOCK 13812, AS SHOWN ON SUBDIVISION PLAT OF CIVIC CENTER, PROJECT NO. 5, TEX. R-83, URBAN RENEWAL AGENCY, CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 9518, PAGES 123-126 OF THE OFFICIAL PUBLIC RECORDS, BEAVAR COUNTY, TEXAS.