

GENERAL NOTES

- THIS SURVEY DOES NOT IDENTIFY OR DEMONSTRATE ANY SURFACE OR SUBSURFACE MINERAL RIGHTS, NOR DOES IT IDENTIFY ANY RIGHTS TO THE SURFACE RESULTING FROM SUBMINERAL RIGHTS.
- THIS SURVEY WAS PERFORMED ON THE GROUND ON JANUARY 2014.
- BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1883 (NAD 83) TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

FLOOD NOTE

SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA (SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD BASE FLOOD ELEVATIONS DETERMINED AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAP 480202089A, EFFECTIVE DATE SEPTEMBER 20, 2010, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE FEMA MAPS.)

SCHEDULE B EXCEPTIONS

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY NORTH AMERICAN TITLE INSURANCE COMPANY WITH FILE # NTX-222771 HAVING AN EFFECTIVE DATE OF MARCH 6, 2014 AND ISSUE DATE OF MARCH 17, 2014.

THE FOLLOWING SURVEY-RELATED ITEMS ARE LISTED ON SCHEDULE B OF SAID TITLE COMMITMENT:

- RIGHT-OF-WAY AND EASEMENT AS SHOWN IN INSTRUMENT FILED AS VOLUME 1471, PAGE 204, DEED RECORDS OF BEAR COUNTY, TEXAS.
- COMMONS AT A ROUND TROUT TYPE I (ROUND-HEAD) (RHO) MONUMENT ON THE NORTHWEST CORNER OF SOUTHWEST MILITARY DRIVE (160' R.O.W.) TRINITY TRACT, BEING 120' ROUND-HEAD MONUMENT ON THE NORTHWEST CORNER OF SAID ROW AND PARTIALLY ALONG THE SOUTHWEST LINE OF SAID 1640-ACRE TRACT, A DISTANCE OF 80.68 FEET TO A SET 10' ROUND-HEAD MONUMENT WITH CAP STAMPED 'VICKREY PROP. COR.' SAID POINT HAVING GRID COORDINATES: X: 9259153.00, Y: 1587072.00.
- RIGHT-OF-WAY AS SHOWN BY INSTRUMENT FILED IN VOLUME 1181, PAGE 278, DEED RECORDS OF BEAR COUNTY, TEXAS.
- EASEMENT AS SHOWN IN INSTRUMENT FILED IN VOLUME 969, PAGE 172, DEED RECORDS OF BEAR COUNTY, TEXAS.
- RIGHT-OF-WAY AS SHOWN BY INSTRUMENT FILED IN VOLUME 1181, PAGE 278, DEED RECORDS OF BEAR COUNTY, TEXAS.
- EASEMENT AS SHOWN IN INSTRUMENT FILED IN VOLUME 2302, PAGE 447, OFFICIAL RECORDS OF BEAR COUNTY, TEXAS.

AS SURVEYED DESCRIPTION

BEING A 9,290-ACRE (404,676 SQUARE FEET) TRACT OF LAND, OUT OF THE ADAM STAFFORD SURVEY NO. 49, SOUTHWEST 1/4 SEC. 9, ROW CITY BLOCK 10848, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, BEING 2,300-ACRE TRACT (CONVEYED FROM KATHLEEN SMITH AND JEFF BAKER TO JAMES H. WELLS AND EVELYN M. SMITH BY DEED RECORDED IN VOLUME 12460, PAGE 1257, O.P.R., PUBLIC RECORDS OF BEAR COUNTY, TEXAS) AND 6,990-ACRE TRACT (ALL RECORDS CITED HEREIN ARE RECORDED IN BEAR COUNTY, TEXAS). SAID 9,290-ACRE TRACT IS BEING SURVEYED AS FOLLOWS, WITH ALL BEARINGS BEING REFERENCED TO NORTH AMERICAN DATUM OF 1883, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A ROUND TROUT TYPE I (ROUND-HEAD) (RHO) MONUMENT ON THE NORTHWEST CORNER OF SOUTHWEST MILITARY DRIVE (160' R.O.W.) TRINITY TRACT, BEING 120' ROUND-HEAD MONUMENT ON THE NORTHWEST CORNER OF SAID ROW AND PARTIALLY ALONG THE SOUTHWEST LINE OF SAID 1640-ACRE TRACT, A DISTANCE OF 80.68 FEET TO A SET 10' ROUND-HEAD MONUMENT WITH CAP STAMPED 'VICKREY PROP. COR.' SAID POINT HAVING GRID COORDINATES: X: 9259153.00, Y: 1587072.00, THE POINT OF BEGINNING; BEARING 88°59'31" W, DISTANCE 314.32 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT.

THENCE S71°29'51" W, CONTINUING ALONG THE COMMON LINE OF SAID ROW AND 1640-ACRE TRACT, A DISTANCE OF 613.30 FEET, TO A SET 10' ROUND-HEAD MONUMENT WITH CAP STAMPED 'VICKREY PROP. COR.' SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF SAID 1640-ACRE TRACT; FOR THE MOST SOUTHERLY CORNER OF THE HEREN DESCRIBED TRACT.

THENCE N07°51'29" W, CONTINUING ALONG THE COMMON LINE OF SAID ROW AND 1640-ACRE TRACT, A DISTANCE OF 452.62 FEET TO A SET 10' ROUND-HEAD MONUMENT WITH CAP STAMPED 'VICKREY PROP. COR.' FOR AN INTERIOR CORNER OF THE HEREN DESCRIBED TRACT.

THENCE S17°29'51" W, ALONG THE COMMON LINE OF SAID ROW AND 1640-ACRE TRACT, PASSING THE CENTER OF SALADO CREEK AT A DISTANCE OF 39.78 FEET, CONTINUING ALONG SAID COMMON LINE, A TOTAL DISTANCE OF 122.89 FEET TO A POINT ON THE WEST BANK OF SALADO CREEK, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A CALLED 28.28-ACRE TRACT RECORDED IN VOLUME 4701, PAGE 1135, O.P.R.; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 1640-ACRE TRACT; FOR THE SOUTHWEST CORNER OF THE HEREN DESCRIBED TRACT.

THENCE DEPARTING SAID COMMON LINE, ALONG A COMMON LINE OF SAID 28.28-ACRE TRACT AND 1640-ACRE TRACT, ALONG SAID WEST BANK OF SALADO CREEK AS SURVEYED THIS DATE, THE FOLLOWING FIVE (5) CALLS:

- N02°34'57" W, A DISTANCE OF 184.18 FEET TO A POINT, FOR A CORNER OF THE HEREN DESCRIBED TRACT.
- N02°41'07" W, A DISTANCE OF 162.27 FEET TO A POINT, FOR A CORNER OF THE HEREN DESCRIBED TRACT.
- N02°47'26" W, A DISTANCE OF 137.84 FEET TO A POINT, FOR A CORNER OF THE HEREN DESCRIBED TRACT; AND
- N03°39'54" E, A DISTANCE OF 185.22 FEET TO A POINT, FOR A CORNER OF THE HEREN DESCRIBED TRACT; AND
- N04°44'45" E, A DISTANCE OF 208.81 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID COMMON LINE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID 1640-ACRE TRACT; FOR THE NORTHWEST CORNER OF THE HEREN DESCRIBED TRACT.

THENCE N08°54'05" E, DEPARTING SAID COMMON LINE, ALONG THE COMMON LINE OF SAID UTOPIA DRIVE AND 1640-ACRE TRACT, AT A DISTANCE OF 80.98 FEET, PASSING THE CENTER OF SALADO CREEK, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 282.33 FEET TO A SET 10' ROUND-HEAD MONUMENT WITH CAP STAMPED 'VICKREY PROP. COR.' SAID POINT BEARING 88°59'31" W, 314.32 FEET FROM A ROUND TROUT TYPE I (RHO) MONUMENT, THE NORTHEAST CORNER OF SAID 1640-ACRE TRACT.

THENCE DEPARTING SAID COMMON LINE, INTO AND ACROSS SAID 1640-ACRE TRACT, THE FOLLOWING FOUR (4) CALLS:

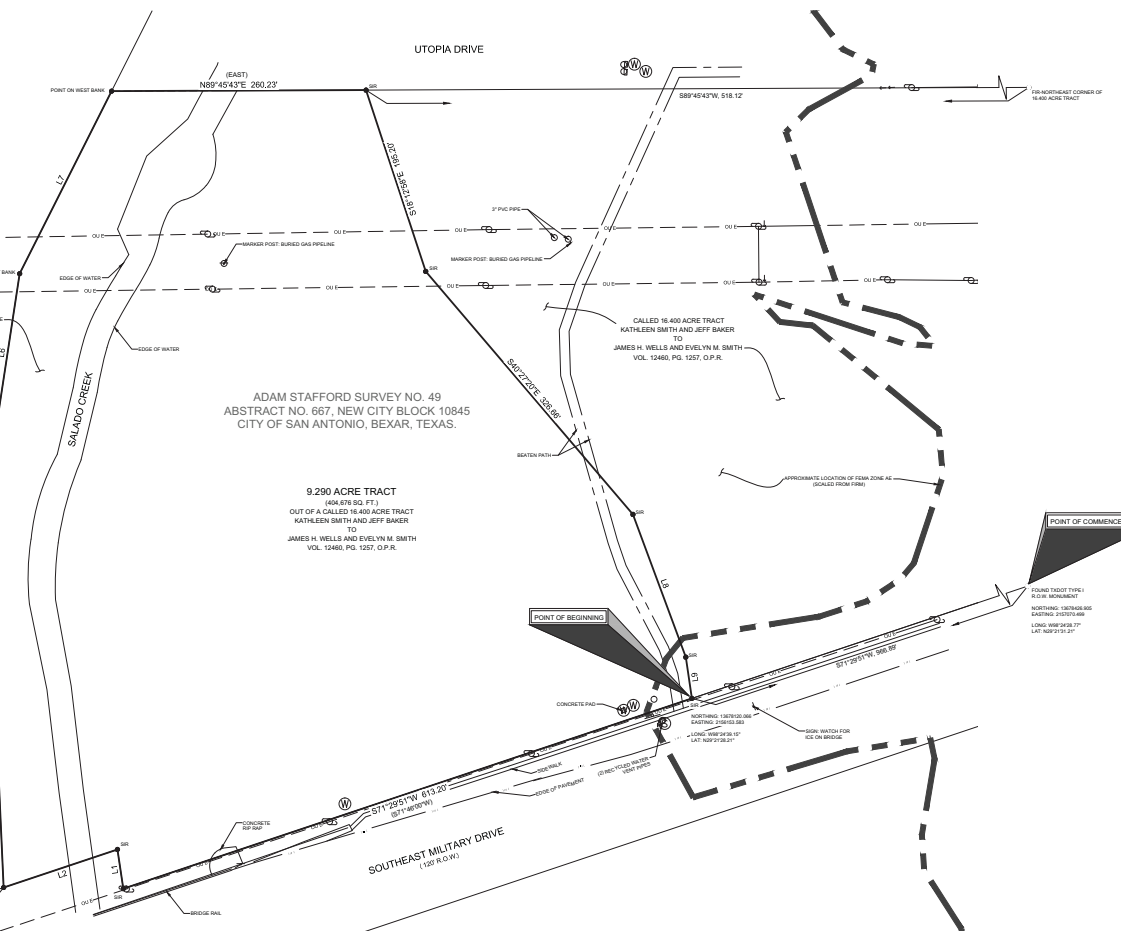
- S11°17'07" E, A DISTANCE OF 195.20 FEET TO A SET 10' ROUND-HEAD MONUMENT WITH CAP STAMPED 'VICKREY PROP. COR.' FOR A CORNER OF THE HEREN DESCRIBED TRACT.
- S45°32'20" E, A DISTANCE OF 326.64 FEET, TO A SET 10' ROUND-HEAD MONUMENT WITH CAP STAMPED 'VICKREY PROP. COR.' FOR A CORNER OF THE HEREN DESCRIBED TRACT.
- S29°18'48" E, A DISTANCE OF 155.81 FEET, TO A SET 10' ROUND-HEAD MONUMENT WITH CAP STAMPED 'VICKREY PROP. COR.' FOR A CORNER OF THE HEREN DESCRIBED TRACT; AND
- S02°22'24" E, A DISTANCE OF 42.98 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING 9,290 ACRES (404,676 SQUARE FEET) OF LAND, MORE OR LESS.

LINE TABLE

LINE	BEARING	LENGTH
L1	N07°51'29" W	452.62
L2	S71°29'51" W	613.30
L3	S88°59'31" W	314.32
L4	N02°47'26" W	137.84
L5	N02°41'07" W	162.27
L6	N02°34'57" W	184.18
L7	S11°17'07" E	195.20
L8	S45°32'20" E	326.64
L9	S02°22'24" E	42.98
L10	S29°18'48" E	155.81

LEGEND

- FOUR (4) ROUND-HEAD MONUMENTS (OTHERWISE NOTED)
- SET 10' ROUND-HEAD MONUMENT WITH CAP STAMPED 'VICKREY PROP. COR.'
- POINT IN CREEK
- SPLITTY POLE
- CONCRETE MONUMENT
- ELECTRIC TRANSFORMER
- HANDCAP SIGN (UNLESS OTHERWISE NOTED)
- WATER VALVE
- WATER METERS
- MANHOLE/TELEPHONE MANHOLE
- STORM WATER MANHOLE
- CLEAN OUT
- LIGHT STANDOFF
- ELECTRIC METERS
- PROP. CORNER
- G.T.P.C.A. GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- ADJ. ADJUTANT GENERAL'S SURVEY
- SCALES FEET
- D.P.L. DEED RECORD OF BEAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- D.P.A. ORIGINAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS
- CONCRETE CONCRETE PND
- N.A.S. NOT TO SCALE
- 1) RECORD INFORMATION
- CHAIN LINK FENCE
- WIRE FENCE
- WOODEN IRON FENCE
- IRON PILEL
- PIPE
- CABLE FIBER OPTIC
- TELEPHONE FIBER OPTIC
- ELECTRICAL SIGN
- VARIABLE WIDTH
- P.A. PARKING SPACE
- NON-COMBUSTIBLE PND
- OVERALL



REVISIONS TO SURVEY PLAN: REVISED SURVEY PLAN: DATE: 01/20/14; BY: JAM; APPROVED: JAM; FIELD CREW: JC, BR, JM

DRAWN BY: JAM APPROVED BY: JAM FIELD CREW: JC, BR, JM

VICKREY & ASSOCIATES, INC.
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CATEGORY 1A, CONDITION II SURVEY

FOR
 9,290-ACRE TRACT
 4207 SOUTHWEST MILITARY DRIVE
 SAN ANTONIO, TEXAS

TO: CITY OF SAN ANTONIO

I, ROBERT M. ANGLIANO, HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

PRELIMINARY - NOT TO BE
 RECORDED FOR ANY PURPOSE
 03-22-2014

PREPARED FOR:
 ROBERT M. ANGLIANO
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 8547
 VICKREY AND ASSOCIATES, INC.
 RANGIBAND@VICKREYNET.COM

PROJ NO: 2001-001-141
 DATE: 03-23-2014
 SCALE: 1" = 60'
 SHEET 1 OF 1