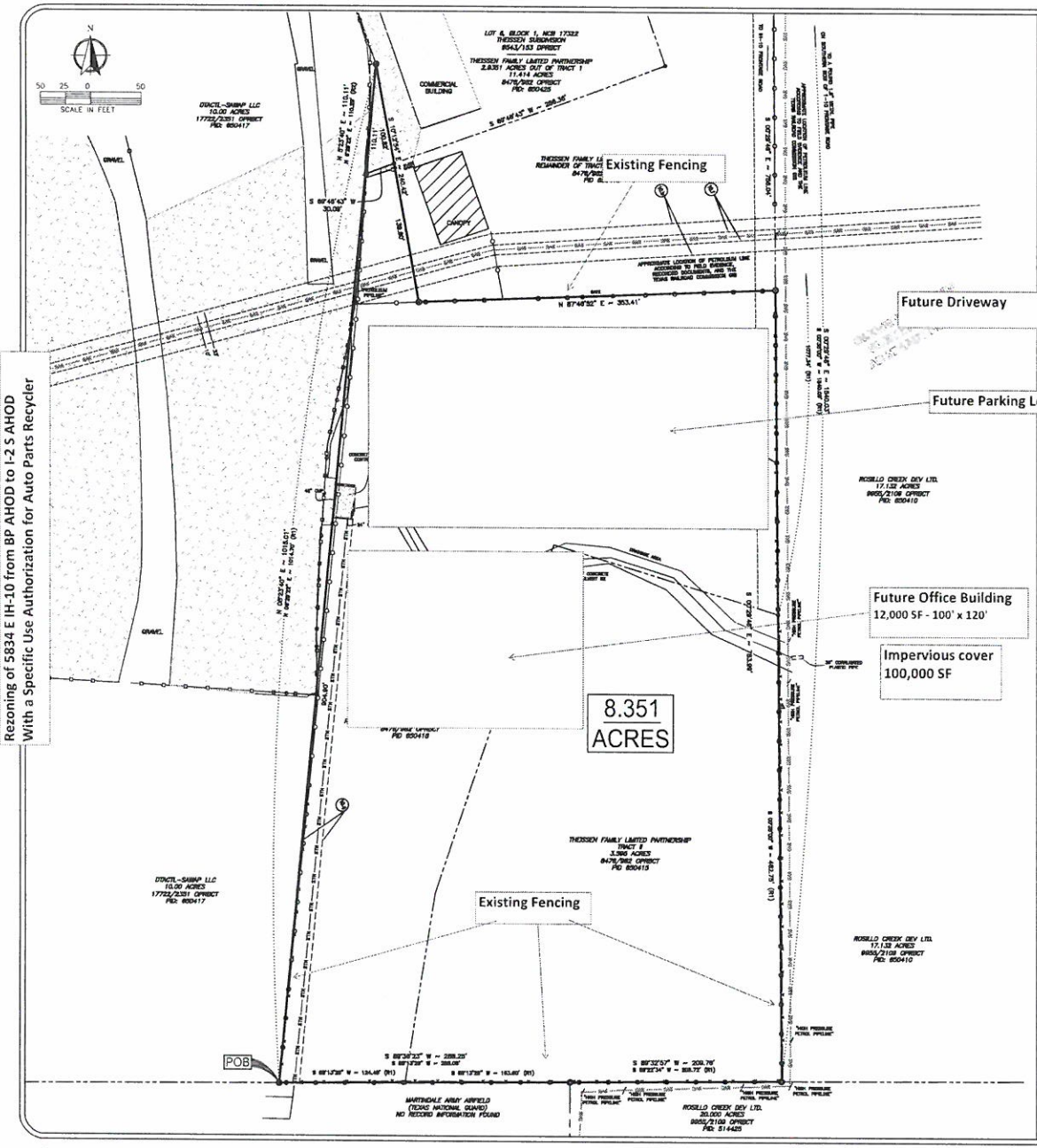
Z2016205

Rezoning of 5834 E IH-10 from BP AHOD to I-2 S AHOD
With a Specific Use Authorization for Auto Parts Recycler



ALTA / NSPS LAND TITLE SURVEY

BEING 8.351 acres of land out of the CLEMENTE TEJADA SURVEY No. 133, ABSTRACT No. 743, Bexar County, Texas, said 8.351 being comprised of the THEISSEN FAMILY LIMITED PARTNERSHIP 3.595 acre tract (TRACT II) recorded in Volume 8476, Page 982, Official Public Records of Bexar County, Texas, plus 4.721 acres out of the THEISSEN FAMILY LIMITED PARTNERSHIP 11.414 acre tract (TRACT I) recorded in Volume 8476, Page 982, Official Public Records of Bexar County, Texas, plus 0.034 acres out of LOT 6, BLOCK 1, NCB 17322, THEISSEN SUBDIVISION recorded in Volume 9543, Page 153, Deed and Plat Records of Bexar County, Texas

Together with the Easement Estate for the benefit of the above described 3.595 acre tract (TRACT II), created by that certain Warranty Deed dated June 12, 1998, recorded in Volume 7520, Page 1437, Official Public Records of Bexar County, Texas, and being over and across a 0.492 acre tract, situated in the CLEMENTE TEJADA SURVEY No. 133, ABSTRACT No. 743, County Block 5098, New City Block 17322, in the City of San Antonio, Bexar County, Texas.

BEGINNING at a found 1.5" metal pipe for the southwest corner of this tract and said THEISSEN FAMILY LIMITED PARTNERSHIP 11.414 acre tract, the southeast corner of the DTACTL-SAWAP LLC 10.00 acre tract recorded in Document No. 20160038277, OPRBCT, on a northern boundary of the MARTINDALE ARMY AIRFIELD (TEXAS NATIONAL GUARD), no record information found;

THENCE North 05°23'40" East for 1015.01 feet (North 06°29'22" East for 1014.70 feet, R1) along the western boundary of this tract and said THEISSEN FAMILY LIMITED PARTNERSHIP 11.414 acre tract and said LOT 6, the eastern boundary of said DTACTL-SAWAP LLC 10.00 acre tract to a found MAG nail with aluminum washer stamped "TXLWS.COM RPLS #6002" for the northernmost corner of this tract, an interior corner of said LOT 6, an exterior corner of said DTACTL-SAWAP LLC 10.00 acre tract;

THENCE South 10°12'54" East for 240.42 feet along an eastern boundary of this tract, through the interior of said LOT 6, through the interior of said THEISSEN FAMILY LIMITED PARTNERSHIP 11.414 acre tract to a set 1/2" rebar with plastic cap stamped "TXLWS.COM RPLS #6002" for an interior corner of this tract;

THENCE North 87°46'52" East for 353.41 feet along the northern boundary of this tract, through the interior of said THEISSEN FAMILY LIMITED PARTNERSHIP 11.414 acre tract, crossing a 20' wide ingress/egress easement recorded in Volume 7520, Page 1437, OPRBCT, to a set 1/2" rebar with plastic cap stamped "TXLWS.COM RPLS #6002" for the northeast corner of this tract on the western boundary of the ROSILLO CREEK DEV. LTD. 17.132 acre tract recorded in Volume 9855, Page 2109, OPRBCT;

THENCE South 00°29'46" East for 783.99 feet along the eastern boundary of this tract and said THEISSEN FAMILY LIMITED PARTNERSHIP 11.414 acre tract and said THEISSEN FAMILY LIMITED PARTNERSHIP 3.595 acre tract, a portion of the eastern boundary of said 20' wide access easement, the western boundary of said ROSILLO CREEK DEV. LTD. 17.132 acre tract to a found 1.5" metal pipe for the southeast corner of this tract and said THEISSEN FAMILY LIMITED PARTNERSHIP 3.595 acre tract, the southwest corner of said ROSILLO CREEK DEV. LTD. 17.132 acre tract, on the northern boundary of the ROSILLO CREEK DEV 20.000 acre tract recorded in Volume 9855, Page 2109, OPRBCT;

THENCE South 89°32'57" West for 209.76 feet (South 89°31'43" West for 209.72 feet, R1) along the southern boundary of this tract and said THEISSEN FAMILY LIMITED PARTNERSHIP 3.595 acre tract, the northern boundary of said ROSILLO CREEK 20.000 acre tract to a found 1.5" metal pipe for an angle point of this tract and said THEISSEN FAMILY LIMITED PARTNERSHIP 3.595 acre tract, the northwest corner of said ROSILLO CREEK 20.000 acre tract, a northeast corner of said MARTINDALE ARMY AIRFIELD;

THENCE South 89°36'23" West for 268.25 feet (South 89°13'29" West for 268.08 feet, R1) along the southern boundary of this tract and said THEISSEN FAMILY LIMITED PARTNERSHIP 3.595 acre tract and said THEISSEN FAMILY LIMITED PARTNERSHIP 11.414 acre tract, a northern boundary of said MARTINDALE ARMY AIRFIELD to the POINT OF BEGINNING.

TITLE COMMITMENT

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. A Title Commitment was provided by First American Title Insurance Company, GF No. 2016007778 with an effective date of March 28, 2016 and an issue date of April 4, 2016. The Exceptions from Coverage included on Schedule B of the Title Commitment have been listed below. Easements, building setbacks, and restrictions that Affect Subject Property (ASP) have been noted below. Items that can be plotted are Shown Hereon (SH), items which are Not Plottable (NP), or a Blanket Easement (BE) Applicable (NA) are noted as well.

Commitment Schedule "B" Exceptions:

1.a Volume 4565, Page 486, OPRBCT (All Tracts)[see 10.b below]

1.b Volume 9543, Page 153, OPRBCT (all, NP) A portion of the tract is part of the replat no. 1050, Block 1, NCB 17322, Theissen Subdivision

10.a Volume 997, Page 634, OPRBCT

10.b Volume 2177, Page 426, OPRBC

10.c Volume 4585, Page 486, OPRBC

10.d Volume 9543, Page 153, OPRBC

10.e Volume 9543, Page 153, OPRBC

10.f Volume 8129, Page 131, OPRBC

10.g Volume 8614, Page 487, OPRBC

I, Theissen Family Limited Partnership, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that the City Council approval of a site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City adopted Codes at the time of plan submittal for building permits.

(Sign)

SURVEY NOTES

(1) CLIENT: Dan Snyder
SITUS: 5834 IH-10, San
PROJECT No.: 11603291

(2) DATE FIELD SURVEY COMPLETED:
DATE OF LAST REVISION:

(3) THE BASIS OF BEARINGS is the

(4) FEMA Flood Panels 48029C0410G, e

(5) Monuments found or set at all corners or referenced by witness markers as noted on the plan.

(6) REFERENCES. The references listed below were used in the determination of the boundary retracement. Adjoiner information as listed on the plan is for informational purposes only.

R1 – Volume 8476, Page 982, OPRBCT, Warranty Deed – Theissen Family Ltd Partnership 11.414 acres (Tract I and Tract II)
R2 – Volume 9543 Page 153, OPRBCT, PLAT – Theissen Subdivision

(7) All observed above ground utilities were located.

(8) At the time the field survey was conducted, there was no observed visible evidence of earth moving or building construction.

(9) No portion of this property was observed to be used as a solid waste dump, sump, or sanitary landfill.

(10) At the time the field survey was completed, there was no known proposed or observed construction or changes of streets or sidewalks.

(11) This property has access to a public ROW, IH-10 Frontage Road via existing ingress/egress access easement recorded in Volume 7520, Page 1437, OPRBCT.

(12) PARKING TABULATION – Parking spaces are not defined.

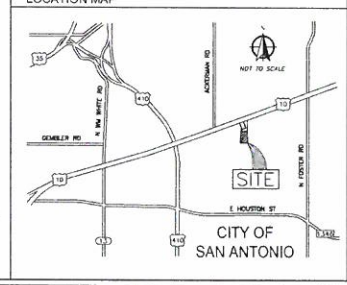
LEGEND

- Found 1.5" metal pipe
- Found 1" metal pipe
- Found MAG nail w/ aluminum washer stamped "TXLWS.COM RPLS #6002"
- Set 1/2" rebar w/ plastic cap stamped "TXLWS.COM RPLS #6002"
- Found concrete monument
- Calculated Point

OPRBCT	Deed & Plat Records, Bexar County, Texas
RPRBCT	Real Property Records, Bexar County, Texas
OPRBCT	Official Public Records, Bexar County, Texas
M&R	Measured and Record
BSL	Building Setback Line
PUE	Public Utility Easement
G,E,T,CATV	Gas, Electric, Telephone & Cable TV Easement

- Wire Fence
- Chainlink Fence
- Wood Fence
- Underground Gas
- Underground Communications
- Underground Electric
- Underground Waterline
- Waste Waterline
- Overhead Utilities
- Power Pole
- Light Pole
- Guy Wire
- Gas Valve
- Water Valve
- Fire Hydrant
- Irrigation Control Valve
- Sign
- Dumpster Enclosure
- Handicap Sign
- Bollard
- Storm Drain Manhole
- Communications Manhole
- Wastewater Manhole
- Electric Manhole
- Gas Meter
- Cable Pedestal
- Clean out
- Stub out
- Electric Vaults
- Water Meter
- CATV Pedestal
- Telephone Pedestal
- Mailbox
- Electric Meter
- Electric Transformer
- A/C Units on pad
- Grate

LOCATION MAP



REVISIONS

REV	DATE	DESCRIPTION	DWG	CHK
A	5/06/2016	ISSUE FOR REVIEW	GAK	RSR
B				
C				
D				
E				

SURVEYOR'S CERTIFICATION

TO: THEISSEN FAMILY LIMITED PARTNERSHIP, DTACTL-SAWAP, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, THEIR SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP 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 ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14 & 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON April 28, 2016.

DATE OF MAP: June 3, 2016

June 6, 2016
Robert S. Rugloski, TX RPLS #6002 — DATE
TBPLS Surveying Firm #10184500
Email: info@landmarksurveying.net
JOB #11603291 (OAK/RSR)

TEXAS LANDMARK SURVEYING
26414 Bulverde Road, Suite 105, Bulverde, TX 78163

STATE OF TEXAS — ROBERT S. RUGLOSKI — 6002 — REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 1