

403 S W W White Office

land

4.3 AC

NOTE ALL DIMENSIONS ARE APPROXIMATE**

GENERAL UTILITY NOTES

- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM WATER, SANITARY SEWER AND WATER LINES (AND/OR SERVICES IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT-OF-WAY.
- BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 1-800-4-A-SHED FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
- OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.
- THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE UNDERSIGNED SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.

LEGENDS OF SYMBOLS AND ABBREVIATIONS

- | | |
|---------------------------|------------------|
| POWER POLE | IRON FENCE |
| LIGHT POLE | WIRE FENCE |
| SANITARY SEWER MANHOLE | CHAIN LINK FENCE |
| STORM DRAIN MANHOLE | ROW |
| TELEPHONE MANHOLE | REC'D |
| ELECTRIC MANHOLE | DRBC |
| WATER VALVE | (REC) |
| GAS VALVE | N |
| FIRE HYDRANT | S |
| TM (TEMPORARY BENCH MARK) | E |
| HANDICAPPED PARKING | W |
| STORM INLET | |

ENCROACHMENTS

- FENCE ENCROACHMENTS AS SHOWN ON SURVEY ALONG THE WEST PROPERTY LINE.

ZONING

- ZONING CLASSIFICATION C3 (GENERAL COMMERCIAL)
- MAXIMUM BUILDING HEIGHT: 35'
- BUILDING SETBACKS: FRONT, REAR AND SIDE 0' (PER PETE GOMEZ COSA)
- PARKING SETBACKS: NONE (PER PETE GOMEZ COSA)
- PARKING RATIO: 1 SPACE FOR EVERY 200 SQUARE FEET OF GROSS FLOOR AREA

PARKING

- 203 REGULAR PARKING SPACES
- 11 HANDICAP PARKING SPACES
- 214 TOTAL PARKING SPACES

FLOOD STATEMENT

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO BE ENTIRELY IN ZONE "X" AREAS OF 500 YEAR FLOOD. AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT, OR WITH DRAINAGE AREAS LESS THAN ONE ACRE, ARE PROTECTED BY LEVEES FROM 100 YEAR FLOOD (ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF BEAR, COMMUNITY PANEL NUMBER 4802004200, EFFECTIVE DATE OF 9-29-2010).

MISCELLANEOUS NOTES

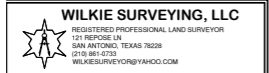
- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- BEARINGS SHOWN HEREON ARE BASED ON PLAT FILED IN VOLUME 9400, PAGE 204 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.
- THERE IS DIRECT ACCESS TO THE PROPERTY FROM EAST HOUSTON STREET (AN 80' WIDE PUBLIC ROW) AND MERCURY DRIVE (AN 80' WIDE PUBLIC ROW).
- THE CURRENT ZONING ALLOWS FOR BANK ON SUBJECT PROPERTY.
- AT THE TIME OF THE SURVEY THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BLDG CONSTRUCTION OR BLDG ADDITIONS.
- AT THE TIME OF THE SURVEY THERE WAS NO VISIBLE EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE CAMP, SLUMP OR SANITARY LANDFILL.
- AT THE TIME OF THE SURVEY THERE WAS NO VISIBLE EVIDENCE OF CHANGES TO STREET ROW EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- SUBJECT PROPERTY CONTAINS 4.30 ACRES (187.41 ± SQ FT).

SURVEYORS NOTES

THIS SURVEY WAS MADE ON THE GROUND AS PER FIELD NOTES AND THE LEGAL DESCRIPTION SHOWN HEREON IS CORRECT. THIS SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS AND OTHER MATTERS ON THE SUBJECT PROPERTY. SHOWS THE LOCATION OF ALL EASEMENTS ON THE SUBJECT PROPERTY PER LEGAL DESCRIPTION SUCH EASEMENTS AND OTHER MATTERS AND SHOWS ANY OTHER MATTERS ON THE GROUND WHICH MAY ADVERSELY AFFECT THE SUBJECT TITLE. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY EXCEPT AS SHOWN ON SURVEY. ALL UTILITIES ENTER THE SUBJECT PROPERTY BY WAY OF PUBLIC EASEMENTS, ADEQUATE INGRESS AND EGRESS TO AND FROM THE SUBJECT PROPERTY IS PROVIDED BY STREETS AND DEDICATED PUBLIC RIGHTS-OF-WAY MAINTAINED BY THE CITY OF SAN ANTONIO. THE LOCATIONS OF ALL IMPROVEMENTS, IF ANY, ON THE SUBJECT PROPERTY IS IN ACCORDANCE WITH APPLICABLE ZONING AND ZONING LINES. REGULATING THE USE OF THE SUBJECT PROPERTY. APPLICABLE LAWS CONTAINING MINIMUM SET BACK PROVISIONS, AND COVENANTS AND RESTRICTIONS ON THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTIES FOR DRAINAGE, INGRESS AND EGRESS, OR OTHER PURPOSES, AND THE IMPROVEMENTS ON THE SUBJECT PROPERTY DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA "ZONE A".

SURVEYORS CERTIFICATION

TO CHICAGO TITLE INSURANCE COMPANY, CHICAGO TITLE OF TEXAS, LLC, THE FROST NATIONAL BANK AND ITS SUCCESSORS AND ASSIGNS, 403 W W WHITE LLC AND DANIEL JACOB INTERESTS INC.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Table A.1 as amended. The said work was completed on November 19 & 20, 2011. (SURVEY REVISED PER COMMENTS JANUARY 5 AND 9, 2012)



TITLE BLOCK

ALTA/ACSM LAND TITLE SURVEY FOR:
403 SOUTH W.W. WHITE ROAD
CITY OF SAN ANTONIO
COUNTY OF BEAR
STATE OF TEXAS.

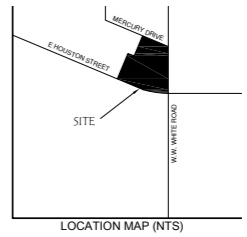
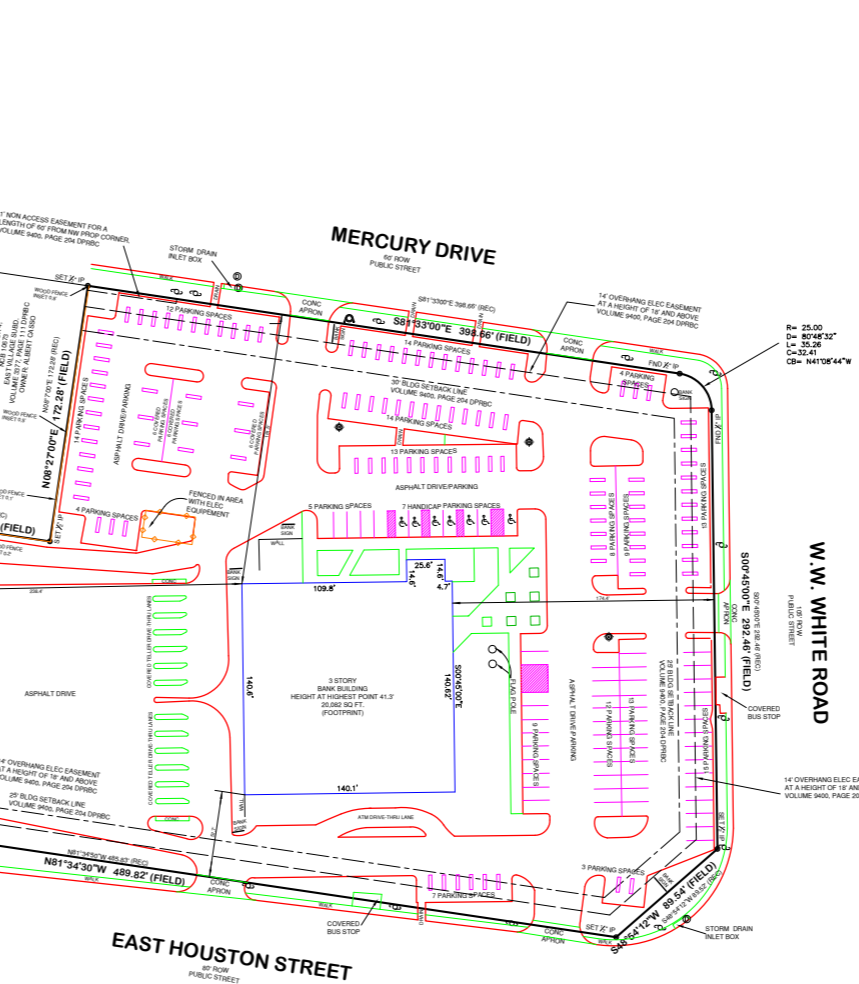
LEGAL DESCRIPTION

BEING LOT 18, BLOCK 4, NEW CITY BLOCK 19873, TEXAS BANK SUBDIVISION, IN ADDITION TO THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9400, PAGE 204, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

TITLE COMPANY NOTES & EXCEPTIONS

- 30' BLDG SETBACK LINE VOLUME 9400, PAGE 204 DRBC (AS SHOWN ON SURVEY)
- 25' BLDG SETBACK LINE VOLUME 9400, PAGE 204 DRBC (AS SHOWN ON SURVEY)
- 14' OVERHANG ELECTRIC EASEMENT AT A HEIGHT OF 18 FEET & ABOVE PER VOLUME 9400, PAGE 204 DRBC (AS SHOWN ON SURVEY)
- 10' FOOT NON-ACCESS EASEMENT PER VOLUME 9588, PAGE 173 DRBC (AS SHOWN ON SURVEY)
- SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT PER VOLUME 1247, PAGE 533 RPRBC (DOES NOT AFFECT SUBJECT PROPERTY)

RESTRICTIVE COVENANTS PER:
VOLUME 3419, PAGE 510 DRBC (DOES NOT AFFECT PROPERTY)
VOLUME 3505, PAGE 598 DRBC (DOES NOT AFFECT PROPERTY)



THE UNDERSIGNED HEREBY CERTIFIES, AS OF JANUARY 4, 2012 TO THE FROST NATIONAL BANK AND ITS SUCCESSORS AND ASSIGNS, 403 W W WHITE LLC, DANIEL JACOB INTERESTS AND CHICAGO TITLE INSURANCE COMPANY, CHICAGO TITLE OF TEXAS, LLC THAT JERRY D. WILKIE, JR IS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, AND FURTHER THAT:

- THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE REAL PROPERTY (THE "PROPERTY") SHOWN HEREON.
- SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS SUPERVISION.
- ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN EXCEPT AS SHOWN HEREON. THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY OR PROJECTIONS THEREFROM. THERE ARE IMPROVEMENTS ON THE PROPERTY AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAYS ON THE PROPERTY EXCEPT AS SHOWN, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS OR SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS EXCEPT AS SHOWN.
- THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN HEREON, AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SETBACK FROM THE PROPERTY LINES THE DISTANCES INDICATED.
- THE PROPERTY IS LOCATED AT AN INTERSECTION.
- THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY.
- ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS SHOWN ON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ISSUED DATE OF 11-19-2011; EFFECTIVE DATE OF 11-19-2011; (SF #011001986) HAVE BEEN CORRECTLY PLATTED HEREON. ALL REQUIRED SET BACK LINES PER PLAT OR PER CITY OR OTHER GOVERNMENTAL REQUIREMENTS ARE INDICATED HEREON.
- THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT AND
- THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN OR AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY SAN ANTONIO, TEXAS FLOOD INSURANCE RATE MAP PANEL # 4802004200, DATED OCTOBER 28, 2010, WHICH SAID MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED (THE "FLOOD PRONE AREA"). THE STREET ADDRESS OF THE PROPERTY IS 403 W W WHITE.

THIS SURVEY SATISFIES ALL REQUIREMENTS OF A CATEGORY "A" CONDITION SURVEY PURSUANT TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS AND MEETS OR EXCEEDS THE PROFESSIONAL AND TECHNICAL STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

