403 S WW WHITE OFFICE

Land | 4.30 AC

NOTE** ALL DIMENSIONS ARE APPROXIMATE

GENERAL UTILITY NOTES

1. 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.
2. FROM OBSERVED ABOVE GROUND APPURTENANCES ONLY AS SHOWN HEREON, GAS, ELECTRIC, STORM WATER, SANITARY SEWER AND WATER LINES AND/OR SERVICE IS AVAILABLE FOR THE SUBJECT PROPERTY WITHIN THE PUBLIC RIGHT-OF-WAY.
3. BEFORE DIGGING IN THIS AREA, CALL "DIG TEST" 1-800-545-6005 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.
4. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.
5. THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGEMENT BY THE UNDERSIGNED SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.

ENCROACHMENTS

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

ZONING

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

PARKING

1. 203 REGULAR PARKING SPACES
2. 11 HANDICAP PARKING SPACES
3. 214 TOTAL PARKING SPACES

FLOOD STATEMENT

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE 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 AREA LESS THAN ONE SQUARE MILE, AREA PROTECTED BY LEVEES FROM 100 YEAR FLOOD) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF BEXAR, COMMUNITY PANEL NUMBER 48029C0420G, EFFECTIVE DATE OF 9-29-2010.

MISCELLANEOUS NOTES

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. BEARINGS SHOWN HEREON ARE BASED ON PLAT FILED IN VOLUME 9400, PAGE 204 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
3. THERE IS DIRECT ACCESS TO THE PROPERTY FROM EAST HOUSTON STREET (AN 80' WIDE PUBLIC ROW); W.W. WHITE ROAD (AN 100' WIDE PUBLIC ROW) AND MERCURY DRIVE (AN 60' WIDE PUBLIC ROW).
4. THE CURRENT ZONING ALLOWS FOR BANK ON SUBJECT PROPERTY.
5. AT THE TIME OF THE SURVEY THERE WAS NO VISABLE EVIDENCE OF EARTH MOVING WORK, BLDG CONSTRUCTION OR BLDG ADDITIONS.
6. AT THE TIME OF THE SURVEY THERE WAS NO VISABLE EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
7. AT THE TIME OF THE SURVEY THERE WAS NO VISABLE EVIDENCE OF CHANGES TO STREET ROW EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURIDICTION.
8. SUBJECT PROPERTY CONTAINS 4.30 ACRES (187,415 SQ FT)

SURVEYORS NOTES

THIS SURVEY WAS MADE ON THE GROUND AS PER FIELD NOTES AND THE LEGAL DESCRIPTION SHOWN HEREIN 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 THE 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 ALL APPLICABLE LICENSING AND ZONING LAWS REGULATING THE USE OF THE SUBJECT PROPERTY. APPLICABLE LAWS CONTAINING MINIMUM SET-BACK PROVISIONS, AND COVENANTS AND RESTRICTIONS OF RECORD; 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 WW 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 includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b), 8, 9, 11(a), 13, 16, 17 AND 19 of Table A thereof. The field work was completed on NOVEMBER 19 & 20, 2011. (SURVEY REVISED PER COMMENTS JANUARY 5 AND 9, 2012)

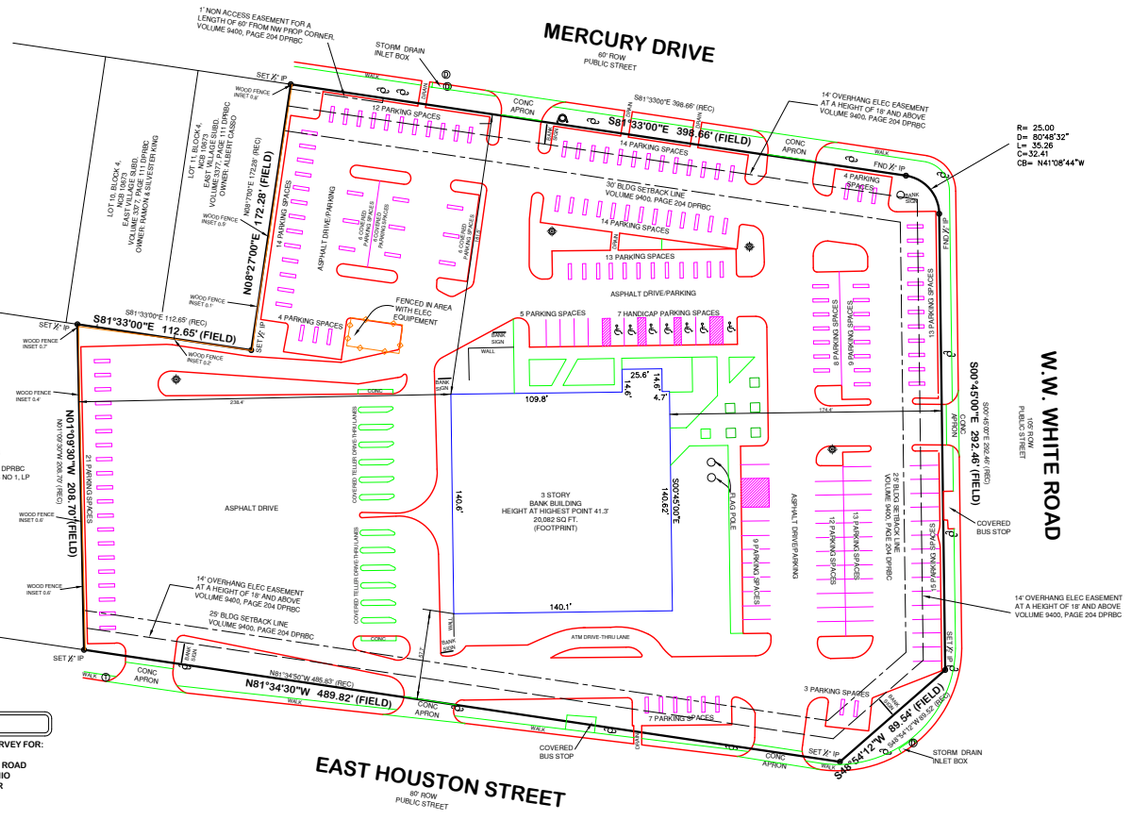
JERRY D. WILKIE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4724
JOB NUMBER 2011264

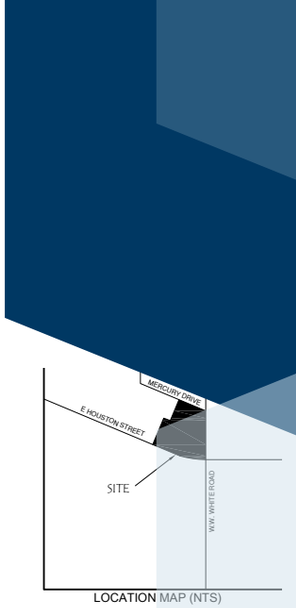
STATE OF TEXAS · REGISTERED · JERRY D. WILKIE, JR. · 4724 · PROFESSIONAL LAND SURVEYOR

WILKIE SURVEYING, LLC
REGISTERED PROFESSIONAL LAND SURVEYOR
121 REPOSE LN
SAN ANTONIO, TEXAS 78228
(210) 861-0733
WILKIESURVEYOR@YAHOO.COM

LEGENDS OF SYMBOLS AND ABBREVIATIONS

POWER POLE		IRON FENCE	
LIGHT POLE		WIRE FENCE	
SANITARY SEWER MANHOLE		CHAIN LINK FENCE	
STORM DRAIN MANHOLE	ROW	RIGHT OF WAY	
TELEPHONE MANHOLE	RPRBC	REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS	
ELECTRIC MANHOLE	DRBC	DEED RECORDS BEXAR COUNTY, TEXAS	
WATER VALVE	(REC)	RECORD CALL	
GAS VALVE	N	NORTH	
FIRE HYDRANT	S	SOUTH	
TBM (TEMPOARY BENCH MARK)	E	EAST	
HANDICAPPED PARKING	W	WEST	
STORM INLET			





LOCATION MAP (NTS)

SCALE 1" = 40'

TITLE BLOCK

ALTA/ACSM LAND TITLE SURVEY FOR:

403 SOUTH W.W. WHITE ROAD
CITY OF SAN ANTONIO
COUNTY OF BEXAR
STATE OF TEXAS.

LEGAL DESCRIPTION

BEING LOT 18, BLOCK 4, NEW CITY BLOCK 10673, TEXAS BANK SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9400, PAGE 204, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE: THE HEREIN DESCRIBED LEGAL DESCRIPTION DESCRIBES AND IS THE SAME PROPERTY AS INSURED BASED UPON TITLE COMMITMENT NO. 431100186 OF CHICAGO TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF 11-15-211 AND AN ISSUE DATE OF 12-16-2011.

TITLE COMPANY NOTES & EXCEPTIONS

BASED UPON TITLE COMMITMENT NO. 431100186 OF CHICAGO TITLE INSURANCE COMPANY, BEARING AN EFFECTIVE DATE OF 11-15-2011 AND AN ISSUE DATE OF 12-16-2011.

10a 30' BLDG SETBACK LINE VOLUME 9400, PAGE 204 DPRBC (AS SHOWN ON SURVEY)

10b 25' BLDG SETBACK LINE VOLUME 9400, PAGE 204 DPRBC (AS SHOWN ON SURVEY)

10c 14' OVERHANG ELECTRIC EASEMENT AT A HEIGHT OF 18 FEET & ABOVE PER VOLUME 9400, PAGE 204 DPRBC (AS SHOWN ON SURVEY)

10d 1.0 FOOT NON-ACCESS EASEMENT PER VOLUME 9588, PAGE 173 DPRBC (AS SHOWN ON SURVEY)

10e 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 WW 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:

1) *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") SHOW HEREON;*
2) *SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS SUPERVISION;*
3) *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 PROTRUSIONS 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, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS EXCEPT AS SHOWN;*
4) *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.*
5) *THE PROPERTY IS LOCATED AT AN INTERSECTION.*
6) *THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY;*
7) *ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS SHOWN ON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ISSUED DATE OF 12-16-2011; EFFECTIVE DATE OF 11-15-2011; (GF # 431100198B) HAVE BEEN CORRECTLY PLATTED HEREON; ALL REQUIRED SET-BACK LINES PER PLAT OR PER CITY OR OTHER GOVERNMENTAL REQUIREMENTS ARE INDICATED HEREON;*
8) *THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON AR TRUE AND CORRECT; AND*
9) *THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN OR IN 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 FOOD INSURANCE RATE MAP PANEL # 48029C0420G, DATED OCTOBER 29, 2010, WHICH SUCH MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED THE PROPERTY IS LOCATED WITHIN ZONE "X". THE STREET ADDRESS OF THE PROPERTY IS 403 WW WHITE.*

THIS SURVEY SATISFIES ALL REQUIREMENTS OF A CATEGORY 1A, CONDITION II SURVEY PURSUANT TO THE STANDARDS OF THE TEXAS SOCIETY F PROFESSIONAL SURVEYORS AND MEETS OR EXCEEDS THE PROFESSIONAL AND TECHNICAL STANDARDS PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.

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