



LOCATION MAP
N.T.S.

FIELD NOTE DESCRIPTION:

BEING A 0.825 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY ORIGINAL SURVEY NO. 400, ABSTRACT 99, BEXAR COUNTY, TEXAS, AND ALSO OUT OF LOT 1, BLOCK 2, COUNTY BLOCK 4767, OF THE HUSTAV ECKER ESTATE SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 388 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A 0.991 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5631, PAGE 635, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 0.825 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN FOUND IN THE DEDICATED (VOLUME 5293, PAGE 674 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS), NORTHWESTERLY RIGHT-OF-WAY LINE OF HUEBNER ROAD (110 FOOT RIGHT-OF-WAY) AND BEING A SOUTHEASTERLY CORNER OF LOT 18, HUEBNER CREEK OFFICE PARK SUBDIVISION BEFORE STREET DEDICATION, AS RECORDED IN VOLUME 9602, PAGE 165 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS,

THENCE DEPARTING THE NORTHWESTERLY LINE OF SAID HUEBNER ROAD AND WITH THE EASTERLY LINE OF SAID LOT 18, AT 4.38 FEET PASSING THE SOUTHERLY CORNER OF LOT 18, N 00° 35' 31" W, A TOTAL DISTANCE OF 379.94 FEET TO A 1/2" IRON PIN WITH ORANGE CAP FOUND FOR A WESTERLY CORNER OF LOT 17 HUEBNER/USAA BLVD. COMMERCIAL SUBDIVISION AS RECORDED IN VOLUME 9696, PAGE 115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THE MOST NORTHERLY CORNER OF THIS HEREIN DESCRIBED 0.825 ACRE TRACT OF LAND;

THENCE DEPARTING THE EASTERLY LINE OF SAID LOT 18, AND WITH THE SOUTHWESTERLY LINE OF SAID LOT 17, AND THE NORTHEASTERLY LINE OF SAID 0.991 ACRE TRACT OF LAND, S 48° 10' 48" E, AT DISTANCE OF 253.53 FEET PASSING THE MOST SOUTHERLY CORNER OF SAID LOT 17, THE DEDICATED LINE OF HUEBNER ROAD AND CONTINUING A TOTAL DISTANCE OF 256.18 FEET TO A 1/2" IRON PIN FOUND IN THE NORTHWESTERLY LINE OF SAID HUEBNER ROAD FOR THE MOST EASTERLY CORNER OF THIS HEREIN DESCRIBED 0.825 ACRE TRACT OF LAND;

THENCE DEPARTING SAID EASTERLY CORNER AND WITH THE NORTHWESTERLY LINE OF HUEBNER ROAD RIGHT-OF-WAY, S 41° 48' 17" W, A DISTANCE OF 280.51 TO THE POINT OF BEGINNING, AND CONTAINING 0.825 OF AN ACRE TRACT OF LAND.

LOT 18
OWNER: 1604 HR, LLC
(VOL. 9602, PG. 165, DRBCT)
LOTS 18-19, BLOCK 5, N.C.B. 14705
HUEBNER CREEK OFFICE PARK
SUBDIVISION
(DOC. NO. 20220092011, DRBCT)

ALTA/NSPS SURVEY

BEING A 0.825 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE BUFFALO BAYOU, BRAZOS AND COLORADO RAILROAD COMPANY ORIGINAL SURVEY NO. 400, ABSTRACT 99, BEXAR COUNTY, TEXAS, AND ALSO OUT OF LOT 1, BLOCK 2, COUNTY BLOCK 4767, OF THE HUSTAV ECKER ESTATE SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 388 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THE REMAINING PORTION OF A 0.991 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5631, PAGE 635, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS

LEGEND:

- O = (IPS) SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
- = (IPF) FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- () = RECORD INFORMATION
- MPRCCT = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- OPRCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY

TITLE COMMITMENT:

CHICAGO TITLE INSURANCE COMPANY
PROPOSED INSURED: DOMINION ADVISORY GROUP, INC.
GF NO.: 24289
EFFECTIVE DATE: AUGUST 8, 2024

REFERENCES:

1. RESTRICTIVE COVENANTS: HEREBY DELETED..
2. 10.(e.) TEMPORARY EASEMENT; VOLUME 5293, PAGE 679, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS. (DOES NOT AFFECT)

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
2. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 48029C0240G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2010, FOR COMMUNITY NUMBER 48029, IN BEXAR COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
3. THERE IS NO VISIBLE EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT.
4. ONLY OBSERVED EVIDENCE OF UTILITIES WERE LOCATED AT THE TIME OF THIS SURVEY. THE SURVEYOR DID NOT SUBMIT ANY UTILITY LOCATE REQUESTS TO TEXAS 811 NOR A PRIVATE UTILITY LOCATING COMPANY.
5. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



5151 W. SH 46
NEW BRAUNFELS, TX 78132
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DREW@DAM-TX.COM
FIRM #10191500

ADDRESS:
9989 HUEBNER RD.
SAN ANTONIO, TX 78240

DATE: SEPTEMBER 2024 JOB: MIS945



HUEBNER RD.
(115' WIDE R.O.W.)

SCALE: 1"=40'

ALTA/NSPS CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY, MARATHON TITLE COMPANY, AND DOMINION ADVISORY GROUP, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 6, 8, 9, 10, 13, AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON Aug 22, 2024
DATED THIS 27th DAY OF September, 2024.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348