

ALTA/NSPS TABLE A NOTES:

- ITEM 2: SUBJECT PROPERTY ADDRESS: 8034 NE LOOP 410 SAN ANTONIO, TEXAS 78219
- ITEM 3: THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0409H DATED JUNE 19, 2020 FOR BEAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
- ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
- FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
- ITEM 9: PARKING COUNT:
- |           |  |
|-----------|--|
| STANDARD: | 34 (14 OF WHICH ARE NOT LOCATED WITHIN PROPERTY) |
| HANDICAP: | 2  |
| TOTAL:    | 36   |
- 16) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 17) THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES BY THE CONTROLLING JURISDICTIONS. THE SURVEYOR HAS NOT BEEN MADE AWARE, NOR HAS THE SURVEYOR OBSERVED ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 18) ANY AND ALL PLOTTABLE OFFSITE EASEMENTS KNOWN BY THE SURVEYOR ARE PLOTTED.
- 19) A PROFESSIONAL LIABILITY INSURANCE CERTIFICATE MAY BE OBTAINED UPON REQUEST.

REZONING

FROM: I-1 and C-3

TO: I-2 S with Specific Use Authorization for Outdoor Storage

SYMBOL LEGEND

- BOL BOLLARD
- SCS SANITARY SEWER CLEANOUT
- EBOX ELECTRIC BOX
- EM ELECTRIC METER
- ESP ELECTRIC SERVICE POLE
- FH FIRE HYDRANT
- GATE
- 2.5' @ 2.5'-FOOT SQ. GRATE INLET
- GAS METER
- GAS VALVE
- GUY GUY ANCHOR
- HANDICAP SPACE
- LAMP POST
- PARKING SPACES
- ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- UP UTILITY POLE
- UPT UTILITY POLE W/ TRANSFORMER
- WM WATER METER
- WV WATER VALVE
- SET 1/2" I.R.(PD)
- FOUND

NOTES:

- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, DISPLAYED IN SURFACE VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK USING A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 (GEOID 03).
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LINE LEGEND

- CHAIN LINK FENCE
- OVERHEAD UTILITY

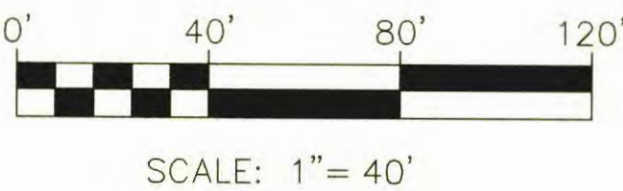
DEED/PLAT REFERENCE

- D.R. DEED RECORDS OF BEAR COUNTY, TEXAS
- P.R. PLAT RECORDS OF BEAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS

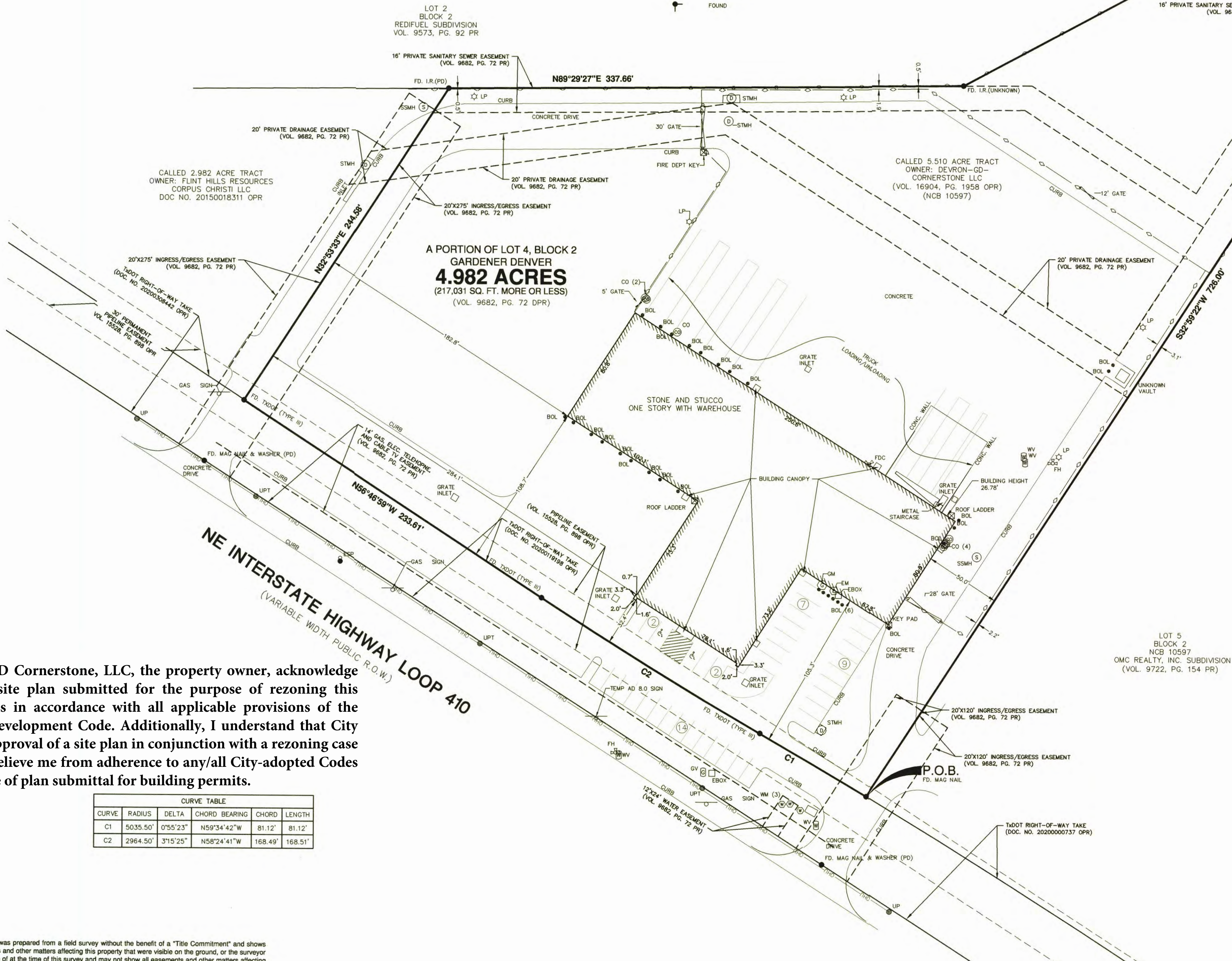


LOCATION MAP

NOT-TO-SCALE



J. DIAZ SURVEY NO. 133 1/2  
ABSTRACT 190  
NEW CITY BLOCK 10597



METES AND BOUNDS DESCRIPTION FOR

A 4.982 ACRE, OR 217,031 SQUARE FEET MORE OR LESS, BEING A PORTION OF LOT 4, BLOCK 2 OF THE PLAT OF GARDENER DENVER, RECORDED IN VOL. 9682, PAGE 72, OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, CONVEYED TO DEVIRON - GD - CORNERSTONE LLC IN DEED RECORDED IN VOLUME 16904, PAGE 1958 OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE J. DIAZ SURVEY NO. 133 1/2, ABSTRACT NO. 190, IN NEW CITY BLOCK 10597, OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, SAID 4.982 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

BEGINNING AT A FOUND MAG NAIL ON THE NORTH RIGHT-OF-WAY LINE OF NORTHEAST INTERSTATE HIGHWAY LOOP 410, AT THE SOUTHEAST CORNER OF SAID CALLED 4.982 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF LOT 5, BLOCK 2, OMC REALTY, INC. SUBDIVISION, RECORDED IN VOLUME 9722, PAGE 154 OF THE PLAT RECORDS OF BEAR COUNTY, TEXAS;

THENCE ALONG AND WITH SAID NORTH RIGHT-OF-WAY LINE, SAME BEING THE SOUTH LINE OF SAID CALLED 4.982 ACRE TRACT, A COMMON LINE, THE FOLLOWING COURSES:

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5035.50 FEET, A CENTRAL ANGLE OF 00°55'23", A CHORD BEARING AND DISTANCE OF N 59°34'42" W, 81.12 FEET, FOR AN ARC LENGTH OF 81.12 FEET TO A FOUND TXDOT MONUMENT (TYPE III);

NORTHWESTERLY, ALONG A REVERSE CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2984.50 FEET, A CENTRAL ANGLE OF 03°15'29", A CHORD BEARING AND DISTANCE OF N 58°24'41" W, 168.49 FEET, FOR AN ARC LENGTH OF 168.51 FEET TO A FOUND TXDOT MONUMENT (TYPE III);

N 56°48'59" W, A DISTANCE OF 233.61 FEET TO A FOUND TXDOT MONUMENT (TYPE III) AT THE SOUTHWEST CORNER OF SAID CALLED 4.982 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF A CALLED 2.982 ACRE TRACT, CONVEYED TO FLINT HILLS RESOURCES CORPUS CHRISTI LLC, IN DEED RECORDED IN DOCUMENT NO. 20150018311 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE N 32°53'33" E, DEPARTING SAID COMMON LINE, ALONG AND WITH THE NORTHWEST LINE OF SAID CALLED 4.982 ACRE TRACT, SAME BEING A SOUTHEAST LINE OF SAID CALLED 2.982 ACRE TRACT, A DISTANCE OF 244.58 FEET TO A FOUND 1/2" IRON ROD WITH A CAP MARKED "PAPE-DAWSON" AT AN INTERIOR CORNER OF SAID CALLED 4.982 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 2.982 ACRE TRACT, ON THE SOUTH LINE OF LOT 2, BLOCK 2, REDIFUEL SUBDIVISION, RECORDED IN VOLUME 9573, PAGE 92 OF SAID PLAT RECORDS;

THENCE ALONG AND WITH A NORTH LINE OF SAID CALLED 4.982 ACRE TRACT, SAME BEING A SOUTH LINE OF SAID LOT 2, THE FOLLOWING BEARINGS AND DISTANCES:

N 89°29'27" E, A DISTANCE OF 337.66 FEET TO A FOUND 1/2" IRON ROD WITH A CAP;

N 61°40'21" E, A DISTANCE OF 300.35 FEET TO A FOUND 1/2" IRON ROD WITH A CAP;

N 89°22'49" E, A DISTANCE OF 69.36 FEET TO A FOUND 1/2" IRON ROD WITH A CAP MARKED "ACS" AT THE NORTHEAST CORNER OF SAID CALLED 4.982 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 5;

THENCE S 32°59'22" W, DEPARTING THE SOUTH LINE OF SAID LOT 2, ALONG AND WITH THE EAST LINE OF SAID CALLED 4.982 ACRE TRACT, SAME BEING THE WEST LINE OF SAID LOT 5, A DISTANCE OF 726.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.982 ACRES IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH AN EXHIBIT PREPARED UNDER JOB NUMBER 9270-21 BY PAPE-DAWSON ENGINEERS, INC.

TO: DEVROS - GD - CORNERSTONE LLC

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 1-4, 7(a), 7(c), 8, 9, AND 16-19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 19, 2021.

DATE OF MAP OR PLAT:

TOM H. MILO  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 8819  
TMLO@PAPE-DAWSON.COM



This map was prepared from a field survey without the benefit of a "Title Commitment" and shows easements and other matters affecting this property that were visible on the ground, or the surveyor was aware of at the time of this survey and may not show all easements and other matters affecting this property.