

TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NO. T-164761, EFFECTIVE DATE: JUNE 21, 2022 AND ISSUED DATE: JULY 8, 2022

LEGAL DESCRIPTION

BEING A 1.920 ACRE TRACT OF LAND CONSISTING OF THE WEST PORTION OF LOT 10, BLOCK 4, NEW CITY BLOCK 13717 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS EAST HILLS HEIGHTS SUBDIVISION RECORDED IN VOLUME 5870, PAGE 36, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, SAID 1.920 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO;

THE PROPERTY SHOWN AND DESCRIBED ON THE SURVEY IS THE SAME PROPERTY CONTAINED IN THE TITLE INSURANCE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, DATED JUNE 21, 2022, GF NO. T-164761.

SCHEDULE B ITEMS

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

10.3. BUILDING SETBACK LINES AS SHOWN ON THE RECORDED PLAT AND DEDICATION RECORDED IN VOLUME 5870, PAGE 36, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. DOES AFFECT; PLOTTED AS SHOWN

10.4. TERMS, CONDITIONS, AND STIPULATIONS OF THE LEASE AGREEMENT REFERENCED BY CONSENT TO SUBLEASE:
RECORDED: VOLUME 6432, PAGE 1918, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
HINA ENTERPRISES, INC.
REHMAN SADRIDDIN, AKBER ALI AND REZA HOJATI
NON SURVEY RELATED ITEM

BASIS OF BEARINGS

BASIS OF BEARING SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM (4204), TEXAS SOUTH CENTRAL ZONE, NAD 83

CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY

ENCROACHMENT

WOOD FENCE ENCROACHES INTO SUBJECT PROPERTY BY MAXIMUM DISTANCE OF 0.7 FEET

LAND AREA

1.920 ACRES
83,635 SQUARE FEET

BUILDING AREA

BUILDING #1- 8,462 SQ.FT.±
BUILDING #2-10,386 SQ.FT.±

BUILDING HEIGHT

BUILDING #1 -15.42'±
BUILDING #2 -15.21'±

PARKING INFORMATION

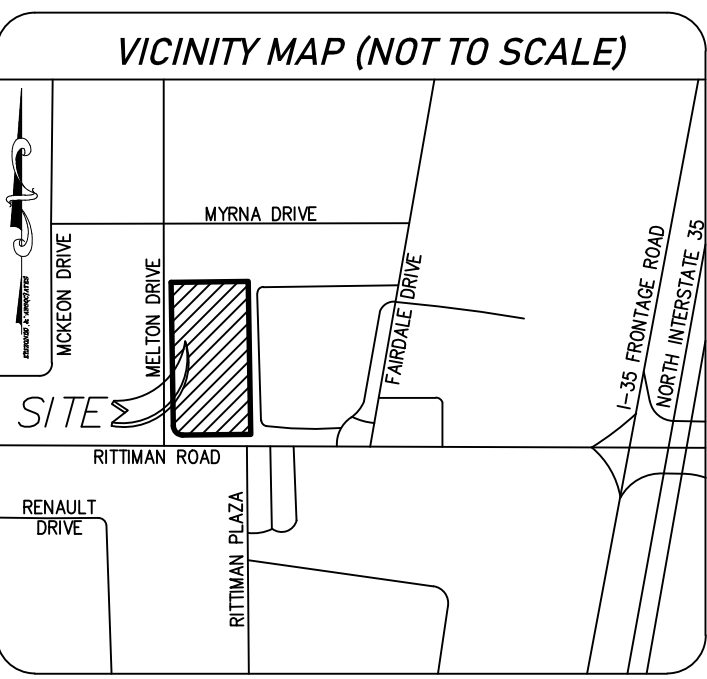
TOTAL STANDARD PARKING SPACES: 90
TOTAL HANDICAP PARKING SPACES: 03
TOTAL PARKING: 93

Z-2023-10700074 S

LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (SEE SURVEYOR'S NOTE ITEM 6)
- GM = GAS METER
- GT = GREASE TRAP
- LP = LIGHT POLE
- UP = UTILITY POLE
- SIGN
- TRAFFIC SIGNAL POLE
- WM = WATER METER
- CO = CLEAN OUT
- HANDICAP PARKING
- SANITARY SEWER MANHOLE
- COVERED AREA
- CONCRETE AREA
- BHHL = BUILDING HEIGHT LOCATION
- NO PARKING AREA
- AIR CONDITIONER
- ELECTRIC METER

PROPERTY LINE
ADJOINING PROPERTY
CENTER LINE
BUILDING SETBACK LINE
EASEMENT LINE
OVERHEAD UTILITY LINE
WOOD FENCE



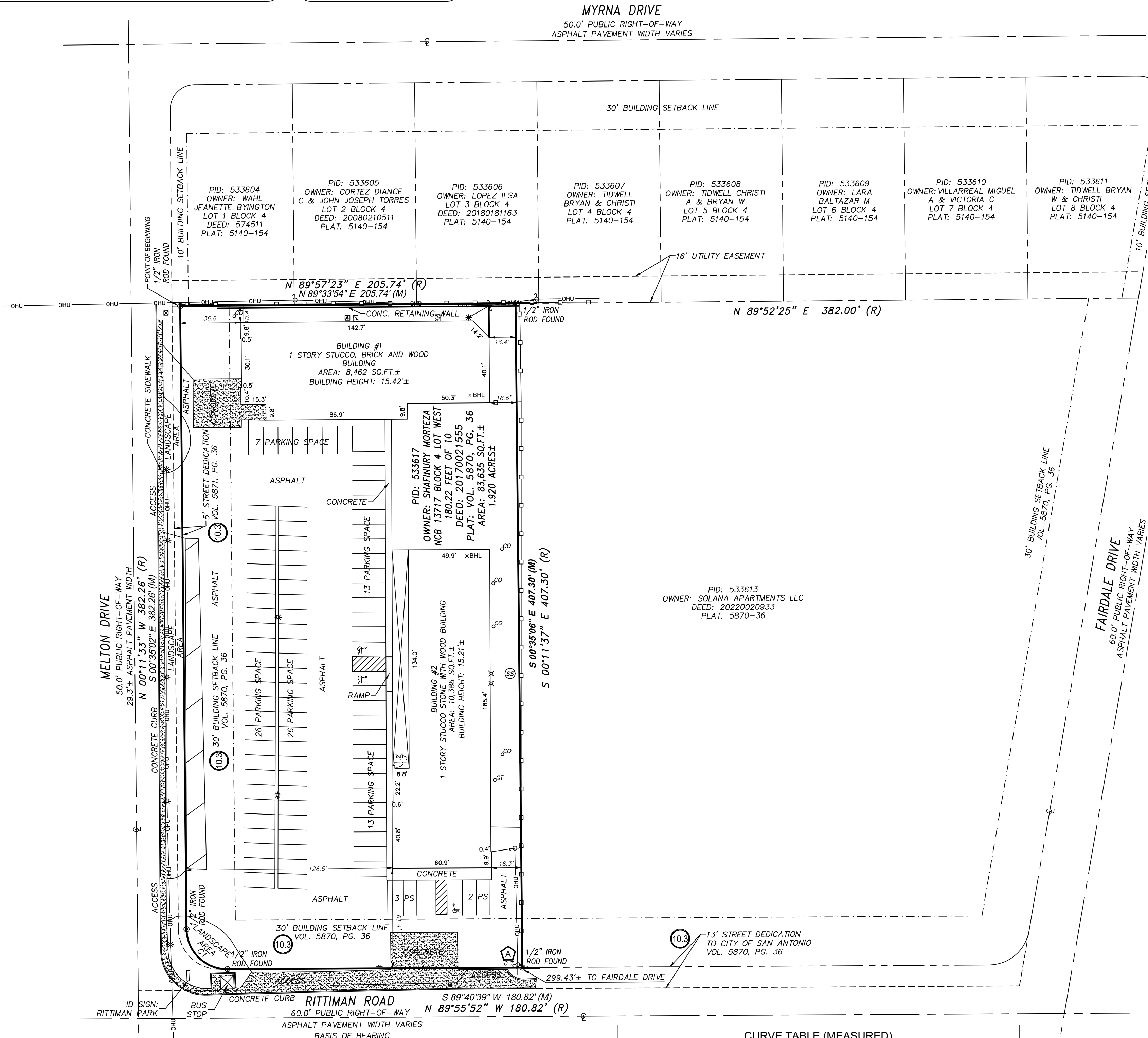
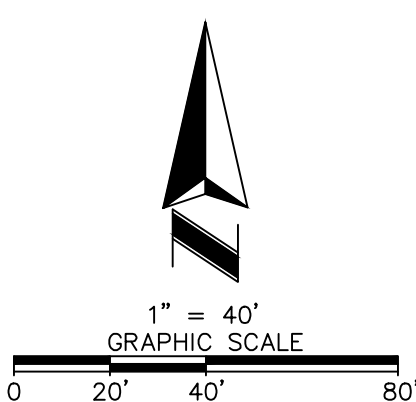
I, Rohit Parekh, the property owner, acknowledge that this site plan submitted for the purpose of rezoning this property is in accordance with all applicable provisions of the Unified Development Code. Additionally, I understand that City Council approval of a site plan in conjunction with a rezoning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

A request to rezoning from C-2 to C-2 S with a Specific Use Authorization for Private Club

FLOOD CERTIFICATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C 0406H, COMMUNITY MAP NO. 48029C0406H WHICH BEARS AN EFFECTIVE DATE OF JUNE 19, 2020 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



CURVE TABLE (MEASURED)					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.95'	25.00'	89°16'01"	N45°47'27"W	35.13'

CURVE TABLE (RECORDED)					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.95'	25.00'	89°16'01"	N45°23'18"W	35.11'

SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY, G.F. NO. T-164761, EFFECTIVE DATE JUNE 21, 2022, ISSUE DATE JULY 8, 2022 AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD.
- SUBJECT TRACT HAS DIRECT DRIVEWAY ACCESS TO MELTON DRIVE AND RITTIMAN ROAD, A DULY DEDICATED TO PUBLIC RIGHT OF WAYS.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION.
- NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- ALL IRON RODS SET ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP MARKED "ELIZONDO ASSOC #6386".
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- THE DIMENSIONS AND AREA OF THE BUILDING SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
- NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- UNLESS SHOWN OTHERWISE THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
- UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

SURVEYOR CERTIFICATION

TO: PAREKH ROHIT; MORTEZA SHAFINURY; WESTCOR LAND TITLE INSURANCE COMPANY;

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, 7(A), 7(B), 7(C), 8, 9 and 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 08/26/2022.
DATE OF PLAT OR MAP: 09/09/2022.

Enrique C. Elizondo
Enrique C. Elizondo,
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ALTA/NSPS SURVEY

4401 RITTIMAN ROAD, SAN ANTONIO, BEXAR COUNTY, TEXAS 78218

FILE NAME: 4401-4439 RITTIMAN ROAD JOB NO: 8096
SCALE: 1" = 40" DATE: 09/09/2022 SHEET NUMBER
DRAWN BY: SMT CHECKED BY: HE 1 OF 1