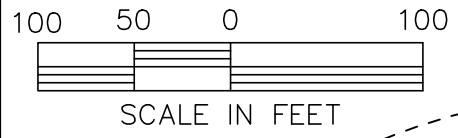




CURVE TABLE (RECORD MEASUREMENTS)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE	ARC LENGTH
C1	43.22'	25.00'	99°03'29"	S 28°25'26" E	38.04'	(RC1)	43.26' (R1)
C2	12.84'	44.00'	16°43'00"	N 12°46'30" E	12.79'	(RC2)	12.85' (R1)
C3	34.51'	90.00'	21°58'10"	S 15°28'14" W	34.30'	(RC3)	35.82' (R1)
C4	11.42'	90.00'	7°16'18"	S 30°47'20" W	11.41'	(RC4)	11.56' (R1)

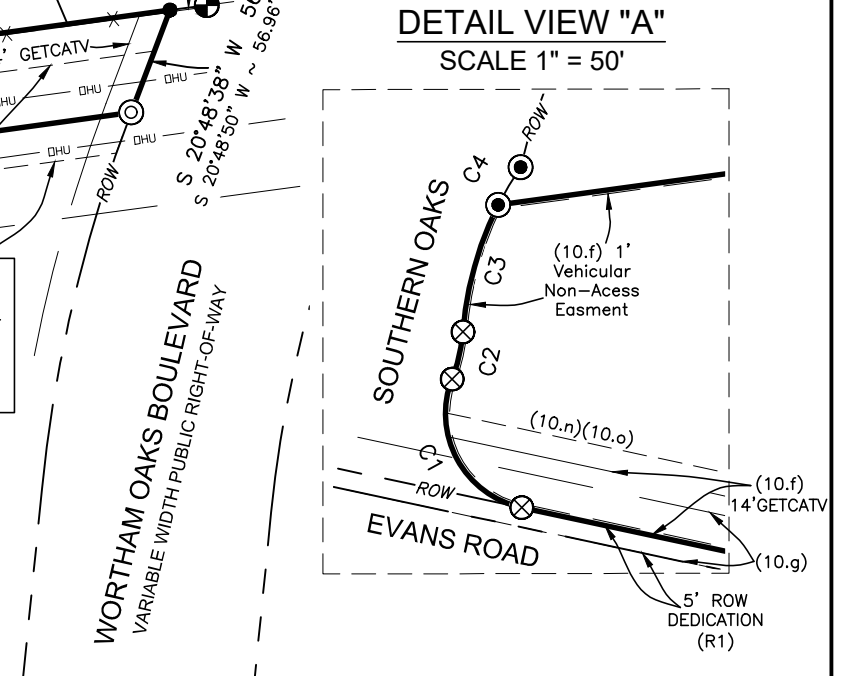
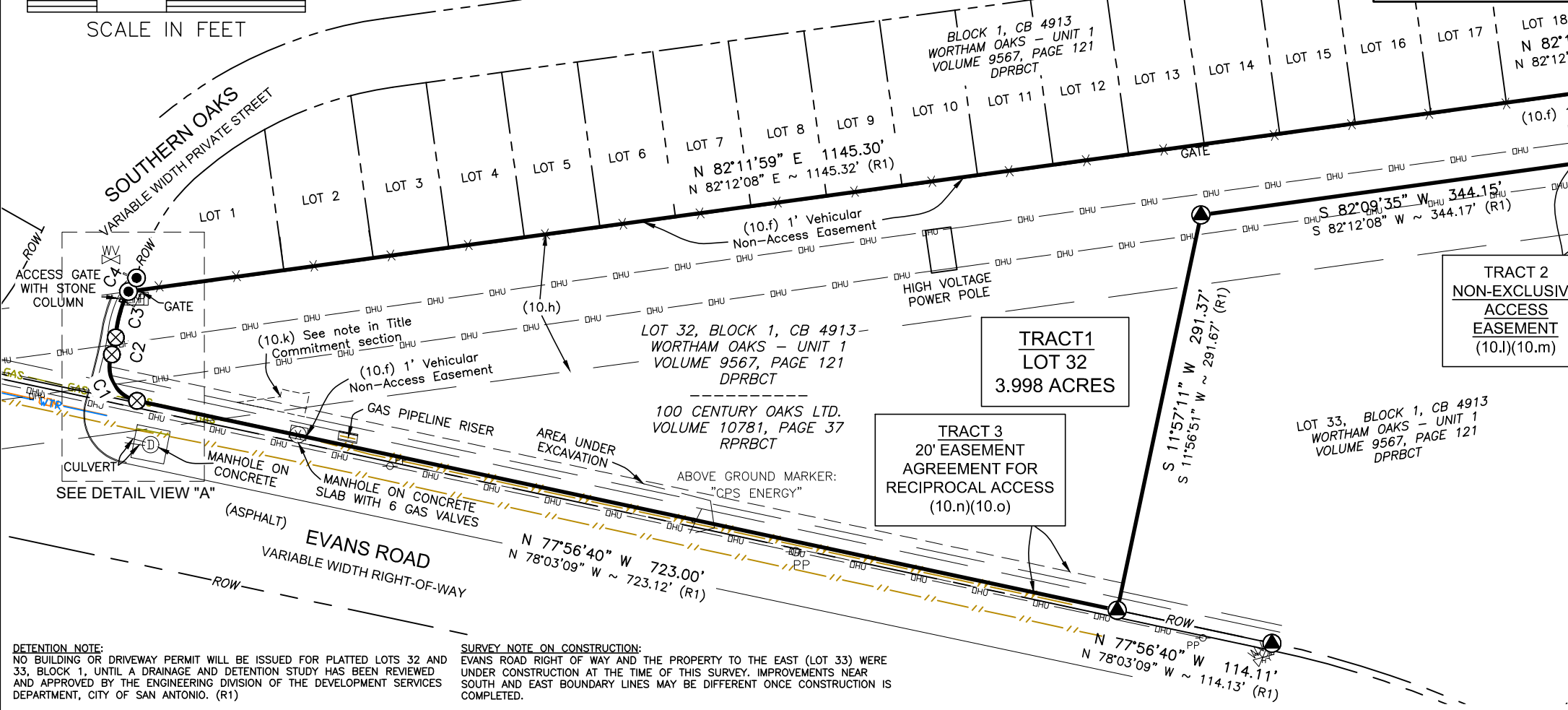


LAND TITLE SURVEY

TRACT 1: LOT 32, BLOCK 1, CB 4913, WORTHAM OAKS UNIT 1 (P.U.D.), BEXAR COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 9567, PAGES 121-123, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

TRACT 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED BY EASEMENT AGREEMENT FOR RECIPROCAL ACCESS FILED OCTOBER 29, 2018 AND RECORDED IN DOCUMENT NUMBER 20180212663, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

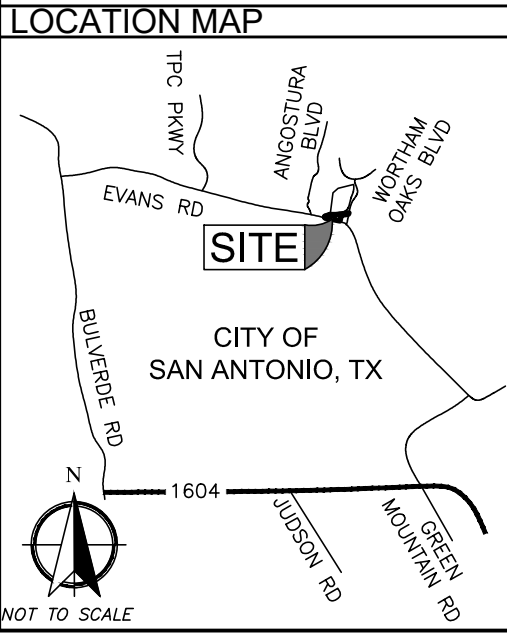
TRACT 3: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY RECIPROCAL ACCESS EASEMENT AGREEMENT FILED OCTOBER 29, 2018 AND RECORDED IN DOCUMENT NUMBER 20180212664, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



DEFENTION NOTE:
NO BUILDING OR DRIVEWAY PERMIT WILL BE ISSUED FOR PLATTED LOTS 32 AND 33, BLOCK 1, UNTIL A DRAINAGE AND DEFENTION STUDY HAS BEEN REVIEWED AND APPROVED BY THE ENGINEERING DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT, CITY OF SAN ANTONIO. (R1)

SURVEY NOTE ON CONSTRUCTION:
EVANS ROAD RIGHT OF WAY AND THE PROPERTY TO THE EAST (LOT 33) WERE UNDER CONSTRUCTION AT THE TIME OF THIS SURVEY. IMPROVEMENTS NEAR SOUTH AND EAST BOUNDARY LINES MAY BE DIFFERENT ONCE CONSTRUCTION IS COMPLETED.

REV	DATE	DESCRIPTION	DWG	CHK
	1/17/2020	ISSUED CERTIFIED	CEK	WAM
A	1/20/2020	ADDED 14' ESMT EAST LINE; 1' ESMT NORTH LINE	CEK	WAM
B				
C				



LEGEND

- Found 1/2" rebar with yellow plastic cap stamped "PAPE DAWSON"
- Found 1/2" rebar with no identification
- Found "MAG" nail with no identification
- Found 1/2" rebar with blue plastic cap stamped "BLUE NORTHSTAR RPLS 4350"
- Set 1/2" rebar with plastic cap "OPEN RANGE FS 10194069"
- Calculated Point
- OPRBT Official Public Records Bexar County, Texas
- DPRBCT Deed and Plat Records Bexar County, Texas
- RPRBCT Real Property Records Bexar County, Texas
- GETCATV Gas, Electric, Telephone, Cable TV Esmt
- Pipeline
- Underground Communications
- Water Line
- Gas Line
- Overhead Power Lines
- Fence
- Storm Drain Manhole
- Water Valve
- Fire Hydrant
- Electric Meter
- Telephone Pedestal
- Gas Valve
- Sign
- Power Pole

SURVEY NOTES

- CLIENT: Colby Lewis - Alpine Contracting, Inc. SUTUS: 5510 Southern Oaks, San Antonio, Texas 78261 DATE FIELD SURVEY COMPLETED: January 14, 2020
- THE BASIS OF BEARINGS is the State Plane Coordinate System, NAD 1983 (2011), Texas South Central Zone (4204).
- MONUMENTS were found or set at all corners as noted.
- FEMA FIRM Panel 48029C0145G with an effective date of September 29, 2010 show the sealed location of the property to be located within Flood Zone X, which IS NOT a Special Flood Hazard Area (SFHA).
- REFERENCES: R1 - Volume 9567, Page 121, DPRBCT. Wortham Oaks Unit 1, PUD

TITLE COMMITMENT

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. A Title Commitment was provided by CHICAGO TITLE INSURANCE COMPANY, GF No.: sct-48-4300111903475-RJ, with an issue date of December 22, 2019, and effective date of December 12, 2019. The Exceptions from Coverage included on Schedule B of the Title Commitment have been listed below. The information regarding easements, building setbacks, and other restrictions that Affect Subject Property (ASP); the items that can be platted are noted and Shown Hereon (SH) this plat; other items which are Not Platable (NP) are noted as well. Those items which do not apply to the subject property are noted "(N/A)", Not Applicable. Those items which are blanket easements are noted (BE).

10.f Volume 9567, Pages 121-123, DPRBCT, Bexar County, Texas.
- 1' Vehicular Non-Access Easement
- 14' Gas, Electric, Telephone and Cable TV Easement

10.g Volume 8161, page 1146, RPRBCT. Electric Easement. ASP, SH

10.h Volume 2454, Page 407, DRBCT. 100' wide Electric Easement. ASP, SH

10.i Volume 11686, Page 1590, RPRBCT. Assignment of Declarat rights. ASP, NP

10.j Volume 16139, Page 1512, RPRBCT. Utility Service Agreement. ASP, NP

10.k Volume 16628, Page 1157, RPRBCT. Gas Easement. ASP, SH - Location of Gas Easement based on the bearings and distances on the drawing in the recorded document does not match the visual location of the easement as shown on the drawing, with respect to the location of the 100' electric easement.

10.l Document No. 20180212663, OPRBCT. Non-exclusive easement for ingress and egress. (TRACT 1 Fee Simple Estate) ASP, SH

10.m Document No. 20180212663, OPRBCT. Non-exclusive easement for ingress and egress. (TRACT 2 Easement Estate) ASP, SH

10.n Document No. 20180212664, OPRBCT. Non-exclusive easement for ingress and egress. (TRACT 1 Fee Simple Estate) ASP, SH

10.o Document No. 20180212664, OPRBCT. Non-exclusive easement for ingress and egress. (TRACT 3 Easement Estate) ASP, SH

CERTIFICATION

I hereby certify this survey was made on the ground under my supervision and that this plat correctly represents the facts found at the time of the survey; and except as shown hereon there are no visible protrusions or intrusions of improvements across boundary lines.

W. Andrew McLaughlin
January 20, 2020
DATE

W. Andrew McLaughlin
TEXAS RPLS #6473 | JOB #11912161 | CEK/WAM
TBPLS FIRM #10194069
Open Range Field Services, LLC
39350 IH 10 West, Suite 1
Boerne, Texas 78006
830.428.0290
btx@openrangefs.com

OPEN RANGE FIELD SERVICES, LLC.

SHEET 1 OF 2