

**LEGEND**

A/C	AIR CONDITIONING UNIT
AE	AERIAL EASEMENT
BL	BUILDING LINE
BOL	BOLLARD
CO	CLEAN OUT
EMP	ELECTRIC METER POLE
FH	FIRE HYDRANT
FND	FOUND
GI	GRATE INLET
GM	GAS METER
GW	GUY WIRE
HH	HAND HOLE
B.C.C.F.	BEXAR COUNTY CLERK'S FILE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.M.R.	BEXAR COUNTY MAP RECORDS
LS	LIGHT STANDARD
MH	MANHOLE
MW	MONITORING WELL
NO	NUMBER
OVH	OVERHANG
P	OVERHEAD LINES
PP	POWER POLE WITH TRANSFORMER
SAN	SANITARY
STM	SERVICE POLE
STS	STORM SEWER
TSB	TRAFFIC SIGNAL BOX
TSL	TRAFFIC SIGNAL LIGHT
TSP	TRAFFIC SIGNAL POLE
TPED	TELEPHONE PEDESTAL
UE	UTILITY EASEMENT
WM	WATER METER
WV	WATER VALVE

**SCHEDULE "B" ITEMS**

(10d) Easement(s) as reserved therein, granted to the City of San Antonio, dated December 11, 1979, recorded in Volume 2524, Page 166, Real Property Records, Bexar County, Texas.  
(Tract 2) DOES AFFECT SUBJECT PROPERTY AS SHOWN HEREON.

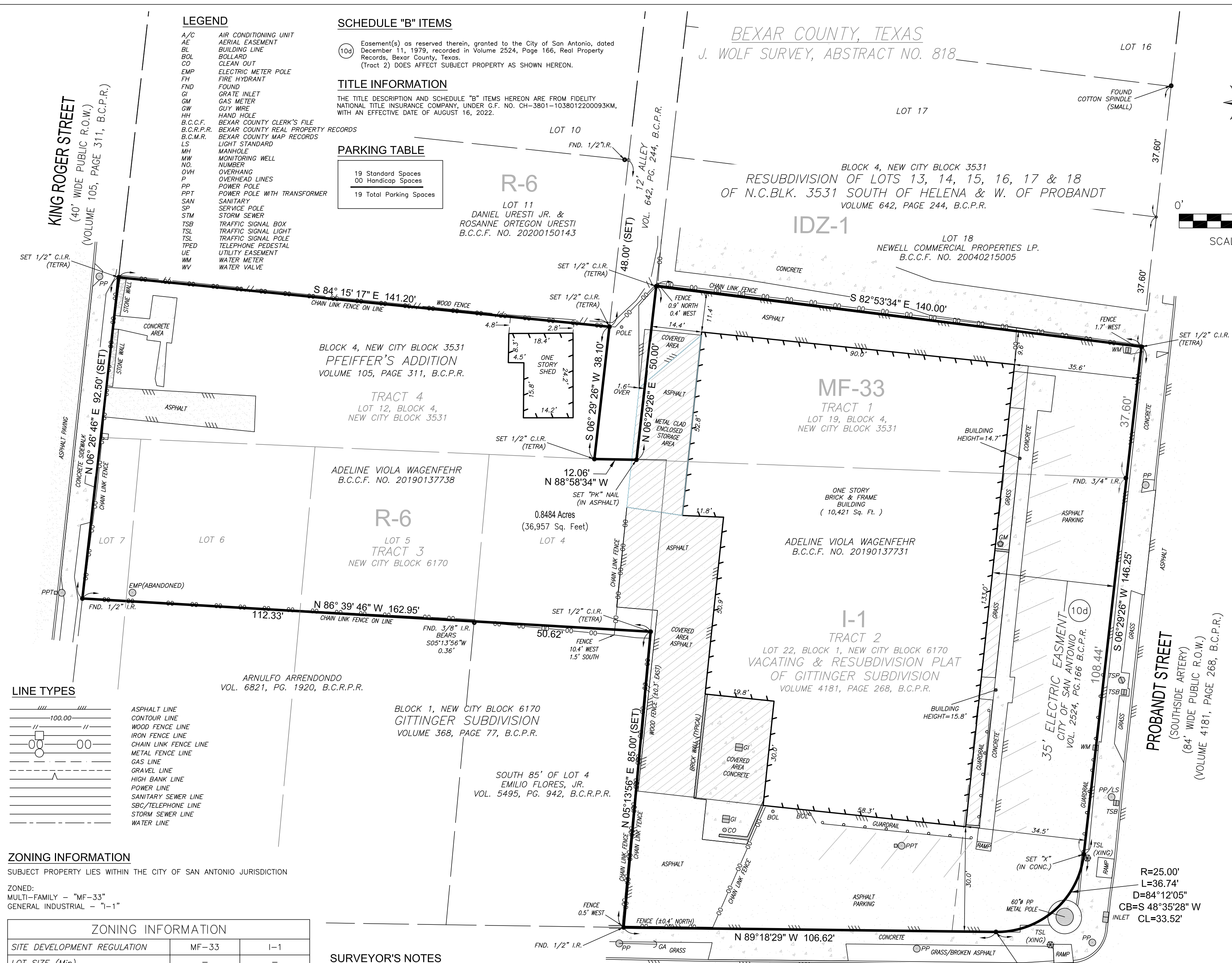
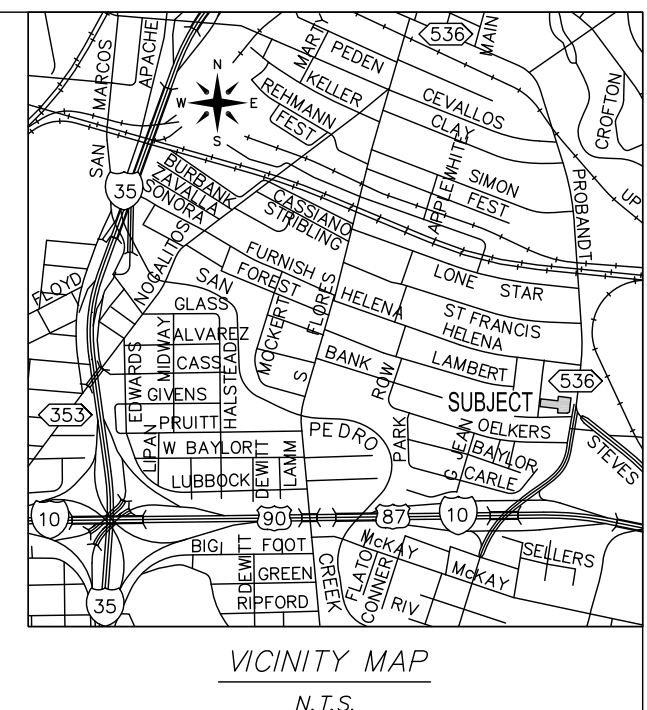
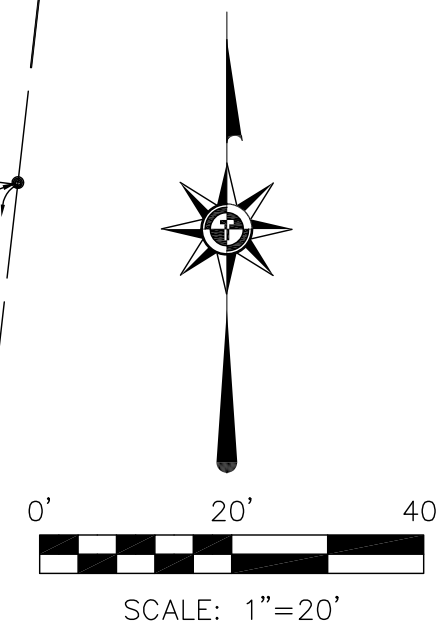
**TITLE INFORMATION**

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, UNDER G.F. NO. CH-3801-1038012200093KM, WITH AN EFFECTIVE DATE OF AUGUST 16, 2022.

**PARKING TABLE**

19 Standard Spaces
00 Handicap Spaces
19 Total Parking Spaces

BEXAR COUNTY, TEXAS  
J. WOLF SURVEY, ABSTRACT NO. 818



**LINE TYPES**

	ASPHALT LINE
	CONTOUR LINE
	WOOD FENCE LINE
	IRON FENCE LINE
	CHAIN LINK FENCE LINE
	METAL FENCE LINE
	GAS LINE
	GRAVEL LINE
	HIGH BANK LINE
	POWER LINE
	SANITARY SEWER LINE
	SBC/TELEPHONE LINE
	STORM SEWER LINE
	WATER LINE

**ZONING INFORMATION**

SUBJECT PROPERTY LIES WITHIN THE CITY OF SAN ANTONIO JURISDICTION

ZONED:  
MULTI-FAMILY - "MF-33"  
GENERAL INDUSTRIAL - "I-1"

**ZONING INFORMATION**

SITE DEVELOPMENT REGULATION	MF-33	I-1
LOT SIZE (Min)	-	-
LOT SIZE (Max)	-	-
DENSITY (MAX) (UNITS/ACRE)	33	-
STREET FRONTAGE (MIN)	50 FT.	80 FT.
LOT WIDTH (MIN)	50 FT.	80 FT.
LOT WIDTH (MAX)	-	-
MAXIMUM HEIGHT	45 FT.	60 FT.
FRONT SETBACK (MIN)	-	-
FRONT SETBACK (MAX)	20 FT.	30 FT.
SIDE SETBACK (MIN)	5 FT.*	30 FT.*
REAR SETBACK (MIN)	10 FT.*	30 FT.*

\*Applies only to the setback area measured from a lot line which abuts a residential use or residential zoning district. The side or rear setback shall be eliminated where the use does not abut a residential use or residential zoning district or the two districts are separated by a public right-of-way.

**SURVEYOR'S NOTES**

- THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 48029C04156, REVISED 09/29/2010, THE SUBJECT TRACT IS LOCATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN.
- BEARINGS ON THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE NO. 4204
- THERE ARE NO VISIBLE SIGNS OF A CEMETERY ON THIS TRACT.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- PROPERTY HAS PHYSICAL ACCESS TO KING ROGER STREET, BANK STREET AND PROBANDT STREET.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

**BANK STREET**  
(50' WIDE PUBLIC R.O.W.)  
(VOLUME 4181, PAGE 268, B.C.P.R.)

**SURVEYOR CERTIFICATION**

TO: BRAUN ENTERPRISES; FIDELITY NATIONAL 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, 6(b), 7(c), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 08/16/2022.

*Paul Coyne*  
PAUL A. COYNE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6374  
DATE: AUGUST 29, 2022

**LEGAL DESCRIPTION**

A 0.8484 Acre Tract of land out of the J. Wolf Survey, Abstract Number 818, Bexar County, Texas being ALL of Lot 12, Block 4, New City Block 3531, Pfeiffer's Addition according to the map or plat thereof recorded in Volume 105, Page 311 of the Bexar County Plat Records, ALL of Lot 19, Block 4, Resubdivision of Lots 13, 14, 15, 16, 17 and 18 of New City Block 3531, South of Helena & W. of Probandt according to the map or plat thereof recorded in Volume 642, Page 244 of the Bexar County Plat Records, ALL of Lot 22, Block 1, New City Block 6170, Vacate and Replat of Gittinger Subdivision according to the map or plat thereof recorded in Volume 4181, Page 268, of the Bexar County Plat Records and a portion of Lots 4, 5, 6 and 7, Block 1, New City Block 6170, Gittinger Subdivision according to the map or plat thereof recorded in Volume 368, Page 77 of the Bexar County Plat Records, as conveyed to Adeline Viola Wagenfehr recorded in Bexar County Clerk's File Numbers 20190137731 and 20190137738, said 0.8484 Acres being more particularly described by metes and bounds as follows:

- BEGINNING, at a 1/2 inch iron rod found marking the Southwest corner of said Lot 22, Block 1 and the Southeast corner of said Lot 4, Block 1;
- THENCE, N 05°13'56" E, along the common line between said Lot 22, Block 1 and Lot 4, Block 1 a distance of 85.00 feet to a 1/2 inch iron rod capped (TETRA) set for the Northeast corner of the South 85 feet of Lot 4 as conveyed to Emilio Flores, Jr. recorded in Volume 5495, Page 942 of the Bexar County Real Property Records and the Southeast corner of said Adeline Viola Wagenfehr Tract as in Bexar County Clerk's File Number 20190137738;
- THENCE, N 86°39'46" W, over and across said Lots 4, 5, 6 and 7, Block 1 at a distance of 50.62 feet pass the Northwest corner of said Emilio Flores, Jr. Tract and the Northeast corner of a tract of land conveyed to Arnulfo Arrendondo recorded in Volume 6821, Page 1920 of the Bexar County Real Property Records, continuing for a total distance of 162.95 feet to a 1/2 inch iron rod found in the Southeast right-of-way line of King Roger Street (40 Foot wide public right-of-way) for the Northwest corner of said Arnulfo Arrendondo Tract and the Southwest corner of said Adeline Viola Wagenfehr Tract as in Bexar County Clerk's File Number 20190137738;
- THENCE, N 06°26'46" E, along the Southeast right-of-way line of King Roger Street a distance of 92.50 feet to a 1/2 inch iron rod capped (TETRA) set for the Southwest corner of said Lot 11, Block 4, the Northwest corner of said Lot 12, Block 4 and the Northwest corner of the herein described tract of land;
- THENCE, S 84°15'17" E, along the common line between said Lots 11 and 12 a distance of 141.20 feet to a 1/2 inch iron rod capped (TETRA) set in the Northwest right-of-way line of a 12 Foot Alley according to the said Resubdivision of Lots 13, 14, 15, 16, 17 and 18 of New City Block 3531, South of Helena & W. of Probandt for the Southeast corner of said Lot 11, Block 4 and the Northeast corner of said Lot 12, Block 4;
- THENCE, S 06°29'26" W, along the Northwest right-of-way line of said 12 Foot Alley a distance of 38.10 feet to a 1/2 inch iron rod capped (TETRA) set for the Southeast corner of said Lot 12, Block 4 and most Southwest corner of said 12 Foot Alley, in the North line of said Gittinger Subdivision;
- THENCE, S 88°58'34" E, along the North line of said Gittinger Subdivision a distance of 12.06 feet to a "PK" nail set for the Southwest corner of Lot 19, Block 4;
- THENCE, N 06°29'26" E, along the Northwest line of said Lot 19, Block 4 a distance of 50.00 feet to a 1/2 inch iron rod capped (TETRA) set for the Northwest corner of said Lot 19, Block 4 and the Southwest corner of Lot 18, Block 4;
- THENCE, S 82°53'34" E, along the common line between said Lots 18 and 19 a distance of 140.00 feet to a 1/2 inch iron rod capped (TETRA) set in the Northwest right-of-way line of Probandt Street (84 Foot wide public right-of-way) for the Southeast corner of said Lot 18, Block 4, the Northeast corner of said Lot 19, Block 4 and the Northeast corner of the herein described tract of land;
- THENCE, S 06°29'26" W, along the Northwest right-of-way line of Probandt Street a distance of 146.25 feet to an "X" set in concrete for the beginning of a curve to the right having a Radius of 25.00 feet;
- THENCE, in a Southwesterly direction along the arc of a curve to the right an Arc Distance of 36.74 feet, Radius of 25.00 feet with Chord Bearing of S 48°35'28" W and Chord Distance of 33.52 feet to a 5/8 inch iron rod found in the North right-of-way line of Bank Street (50 Foot wide public right-of-way) according to said Vacate and Replat of Gittinger Subdivision;
- THENCE, N 89°18'29" W, along the North right-of-way line of Bank Street a distance of 106.62 feet to the POINT OF BEGINNING and containing within these calls 0.8484 Acre or 36,957 square feet of land.

REVISIONS		
REV.	DESCRIPTION	DATE

**ALTA/NSPS SURVEY OF**

A 0.8484 Acre Tract of land out of the J. Wolf Survey, Abstract Number 818, Bexar County, Texas being ALL of Lot 12, Block 4, New City Block 3531, Pfeiffer's Addition according to the map or plat thereof recorded in Volume 105, Page 311 of the Bexar County Plat Records, ALL of Lot 19, Block 4, Resubdivision of Lots 13, 14, 15, 16, 17 and 18 of New City Block 3531, South of Helena & W. of Probandt according to the map or plat thereof recorded in Volume 642, Page 244 of the Bexar County Plat Records, ALL of Lot 22, Block 1, New City Block 6170, Vacate and Replat of Gittinger Subdivision according to the map or plat thereof recorded in Volume 4181, Page 268, of the Bexar County Plat Records and a portion of Lots 4, 5, 6 and 7, Block 1, New City Block 6170, Gittinger Subdivision according to the map or plat thereof recorded in Volume 368, Page 77 of the Bexar County Plat Records

ADDRESS: 731 Probandt Street, San Antonio, Texas 78204  
PROJECT NAME: NCB 3531 & NCB 6170, BCAD No. 147631  
CLIENT: Braun Enterprises

JOB NO.: 22-0119
SCALE: 1"=20'
DATE: 08/29/2022
DRAWN BY: JP
CHECKED BY: PAC
APPROVED BY: PAC