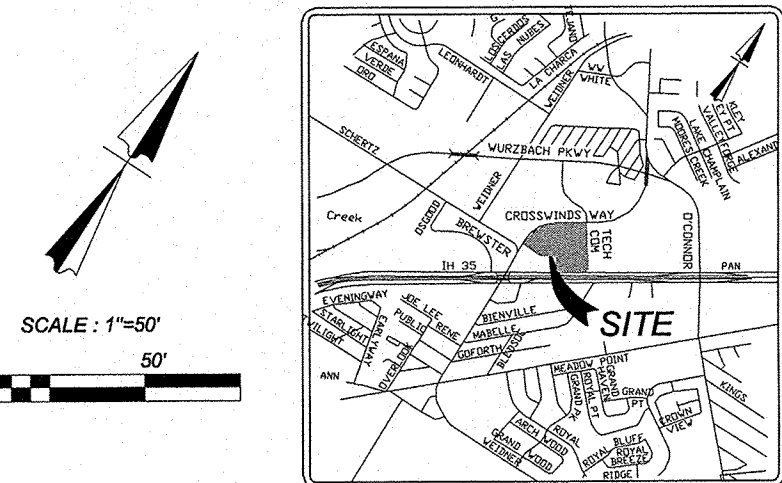
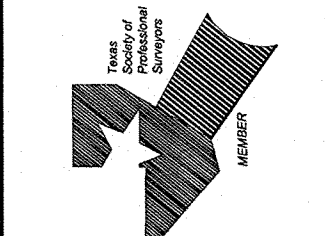


ADDRESS: CROSSWINDS WAY @ TECH COM
SAN ANTONIO, TEXAS



LOCATION MAP
NOT-TO-SCALE

KFW
ENGINEERS + SURVEYING
3421 Fredericks Pkwy, Suite 300, San Antonio, TX 78231
Phone: (210) 979-3444 Fax: (210) 979-3441
www.kfw-engineers.com



LAND TITLE SURVEY
THREE TRACTS OF LAND OUT OF THE J. SCOTT SURVEY NO. 323, ABSTRACT 676, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF TRACTS 1, 2, & 3 AS CONVEYED TO LOCKONE INVESTMENTS LLC OF RECORD IN VOLUME 18405 PAGE 780 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

JOB NO. 14-075
DATE: 1-11-19
DRAWN: LAC CHECKED: TAS
SHEET NUMBER:

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	221.34'	657.00'	019°18'08"	N08°57'22"E	220.29'
C2	383.34'	657.00'	033°25'48"	N35°19'20"E	377.92'
C3	55.56'	657.00'	004°50'44"	N54°27'38"E	55.55'

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- ✕ TXDOT TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- ⊙ FPK FOUND PK NAIL
- ⊙ SPK SET PK NAIL WITH WASHER STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PP POWER POLE
- GUY GUY
- ⊙ EM ELECTRIC METER
- ⊙ WM WATER METER
- ⊙ WV WATER VALVE
- ⊙ FH FIRE HYDRANT
- ⊙ LP LIGHT POLE
- P POST AS NOTED
- ⊙ SSMH SANITARY SEWER MANHOLE
- ⊙ STMH STORM DRAIN MANHOLE
- ⊙ MH UNKNOWN MANHOLE
- ⊙ EBX ELECTRIC BOX
- ⊙ SGN SIGN AS NOTED
- CHU OVERHEAD UTILITY LINE
- SS CHAINLINK FENCE
- SD SANITARY SEWER LINE
- SD STORM DRAIN LINE
- ⊙ GI GRATE INLET
- GATE
- CONCRETE

NOTES:
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204 NORTH AMERICAN DATUM (NAD) OF 1983(2011).
2. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, 6F NO. SCIT-48-4301111002370-DB, EFFECTIVE DATE JANUARY 6, 2019, ISSUED DATE JANUARY 11, 2019.

TRACT 1:
AN 2,981 ACRE TRACT OF LAND OUT OF THE J. SCOTT SURVEY NO. 323, ABSTRACT 676, NEW CITY BLOCK 15911 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING OUT OF A REMAINING PORTION OF A TRACT DESCRIBED AS 158.87 ACRES AS CONVEYED TO CROSSWINDS LAND PARTNERSHIP LIMITED OF RECORD IN VOLUME 6175 PAGE 1483 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 2:
A 1,578 ACRE TRACT OF LAND OUT OF THE J. SCOTT SURVEY NO. 323, ABSTRACT 676, NEW CITY BLOCK 15911 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING OUT OF A REMAINING PORTION OF A TRACT DESCRIBED AS 158.87 ACRES AS CONVEYED TO CROSSWINDS LAND PARTNERSHIP LIMITED OF RECORD IN VOLUME 6175 PAGE 1483 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

TRACT 3:
AN 8,576 ACRE TRACT OF LAND OUT OF THE J. SCOTT SURVEY NO. 323, ABSTRACT 676, NEW CITY BLOCK 15911 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING OUT OF A REMAINING PORTION OF A TRACT DESCRIBED AS 158.87 ACRES AS CONVEYED TO CROSSWINDS LAND PARTNERSHIP LIMITED OF RECORD IN VOLUME 6175 PAGE 1483 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCHEDULE:
F. VOL. 961 PG. 144 - PRIVATE DRAINAGE EASEMENT - APPLIES SHOWN ON TRACT 3
F. VOL. 367 PG. 461 - DRAINAGE EASEMENT, APPLIES SHOWN ON TRACT 1
G. VOL. 241 PG. 104 - DRAINAGE EASEMENT, APPLIES SHOWN ON TRACT 3
H. VOL. 961 PG. 88 - DRAIN EASEMENT - APPLIES SHOWN ON TRACTS 1 AND 2
I. VOL. 953 PG. 133 - DRAINAGE AND WATER EASEMENTS, SHOWN ON TRACTS 1 AND 2
J. VOL. 1103 PG. 270 - ELEC. EASEMENT - APPLIES NOT PLATTED BUT RELEASED VOL. 649 PG. 732 (14' EASEMENT SHOWN ON ALL TRACTS) AND VOL. 741 PG. 917 - NOT FLOTTABLE
K. VOL. 1333 PG. 291 - DRAINAGE AND DETENTION POND EASEMENT AGREEMENT - APPLIES, DRAINAGE EASEMENT EASEMENT "C" SHOWN ON TRACT 1, DETENTION POND EASEMENT SHOWN ON TRACT 2, 0.0044 AC. PUBLIC DRAINAGE EASEMENT SHOWN ON TRACT 3
L. VOL. 1453 PG. 186 - DRAINAGE AND DETENTION POND EASEMENT AGREEMENT - APPLIES, CONVEYANCE EASEMENT SHOWN ON TRACT 3
M. VOL. 1259 PG. 207 - DRIVEWAY AGREEMENT AND EASEMENT LOCATED ON ADJOINING LOT 40 AND APPURTENANT TO TRACT 1 - APPLIES SHOWN
N. VOL. 1187 PG. 208 AS AMENDED IN VOL. 1259 PG. 1648, MEMORANDUM OF AGREEMENT, TECH COM DRIVE SHOWN
O. VOL. 1271 PG. 802 - APPLIES
Q. VOL. 1271 PG. 802 - IS DEVELOPMENT AGREEMENT, APPLIES, DETENTION POND SHOWN, TECH COM DRIVE SHOWN

3. TRACTS 1, 2 AND 3 ARE IN FEMA ZONE X. TRACTS 1, 2 AND 3 ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN UNSHADED AND SCALED FROM FEMA FLOOD MAP 270P OF 785, COMMUNITY PANEL NO. 4602020200, DATED SEPTEMBER 28, 2010.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

7. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.

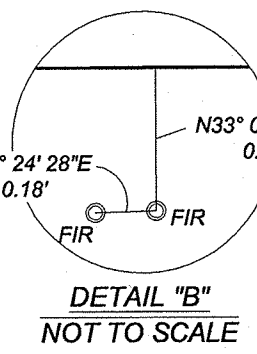
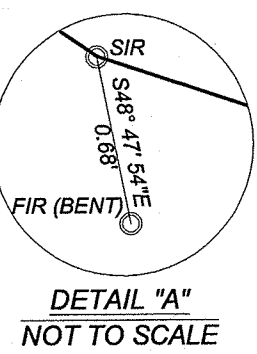
8. BY ORDINANCE 2014-08-21-0635 THE PROPERTY IS CURRENTLY ZONED L-1-P41 AHOD, LIGHT INDUSTRIAL NORTHEAST GATEWAY CORRIDOR AIRPORT HAZARD OVERLAY DISTRICT.

9. THE LIGHT INDUSTRIAL DISTRICT (SIC: 28-3019) - 35' MAX. BUILDING HEIGHT RESTRICTION - 25' MIN. FRONT BUILDING SETBACK

10. IS THE NATIONAL HIGHWAY SYSTEM HIGH PRIORITY CORRIDOR DISTRICTS (SIC: 35-399(2))

11-15 IS THE "H-35" NORTH CORRIDOR DISTRICT ORDINANCE NO. 9558 DATED JUNE 24, 2004, DETAILS RELATIVE TO SPECIFIC DESIGN STANDARDS AND REQUIREMENTS ARE MAINTAINED IN THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR'S OFFICE.

16. AHOD IS THE AIRPORT HAZARD OVERLAY DISTRICT. DETAILS CAN BE FOUND IN THE COSA UDC.



DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE