



Commercial Real Estate
Due Diligence Management
3465 South Arlington Rd Suite E#183
Akron, OH 44312
866.290.8121
www.amnational.net

ALTA/NSPS Land Title Survey

DOCKSIDE THREADING PORTFOLIO

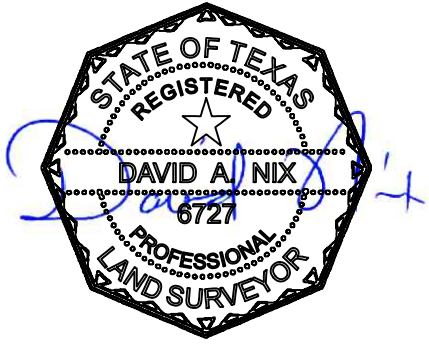
SURVEYOR CERTIFICATION

NORTHWEST TEN

599 SPENCER LANE
SAN ANTONIO, TX 78201
COUNTY OF BEXAR

TO: DOCKSIDE THREADING, INC.; FIRST UNITED BANK; COMMONWEALTH LAND TITLE INSURANCE COMPANY; AND AMERICAN NATIONAL, LLC, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, 18, 19, 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02/26/2019.

DAVID A. NIX
LAND SURVEYOR NUMBER 6727
IN STATE OF TEXAS
TX FIRM REGISTRATION # 10194275
DATE OF PLAT OR MAP: 03/11/2019
DATE OF LAST REVISION: 03/21/2019
TEXAS FIRM REGISTRATION NUMBER: 10194275



NETWORK REFERENCE #20190200-007

SURVEY PREPARED BY:
BLEW & ASSOCIATES, P.A.
3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703

DRAWN BY: CEA & AJO
JOB REF. # 19-737

Legal Description

TRACT I:

LOT 45, NEW CITY BLOCK 11681, VANCE ESTATE SUBDIVISION, IN THE CITY OF BALCONES HEIGHTS AND THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9300, PAGE 194, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

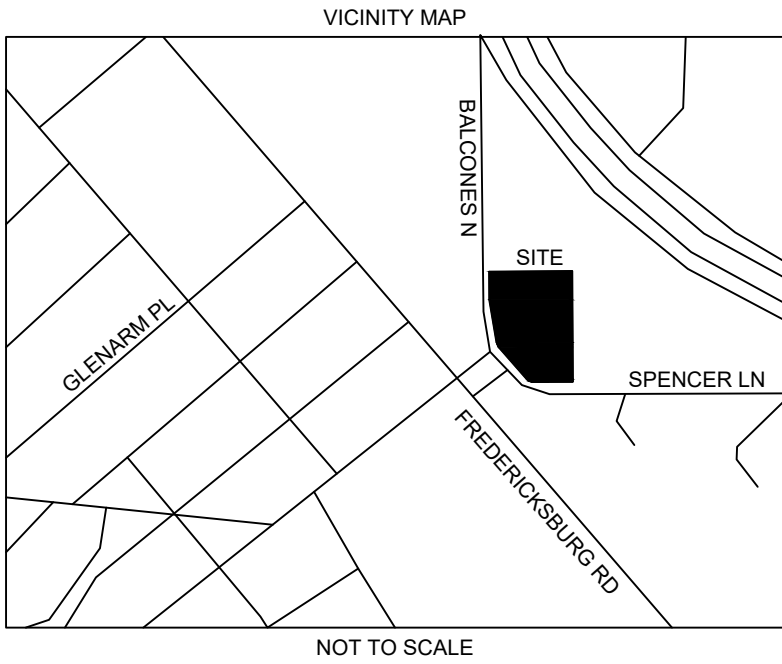
TRACT II:

NON-EXCLUSIVE SANITARY SEWER EASEMENT CREATED IN DOCUMENT ENTITLED DEED GRANTING EASEMENT RECORDED IN VOLUME 2554, PAGE 307, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

BEING THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 22011190037-NTN, WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019 AT 8:00 AM.

Site Information

APN: 489500
Dockside Threading Inc.
Address: 599 Spencer Lane
San Antonio, TX 78201
Bexar County



Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Notes Corresponding to Schedule B

- 25 FOOT BUILDING SETBACK AS SHOWN ON PLAT RECORDED IN VOLUME 9300, PAGE 194, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
(AFFECTS, AS SHOWN)
- 14 FOOT ELECTRIC EASEMENT AS SHOWN ON PLAT RECORDED IN VOLUME 9300, PAGE 194, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
(AFFECTS, AS SHOWN)
- TERMS, PROVISIONS, AND STIPULATIONS NON-EXCLUSIVE EASEMENT PURSUANT TO DEED GRANTING EASEMENT, AS PROVIDED THEREIN, SET OUT IN VOLUME 2554, PAGE 307, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
(AFFECTS, AS SHOWN, TRACT II)

Encroachment Notes

FENCE APPEARS TO ENCROACH OUTSIDE THE SUBJECT PROPERTY BY AS MUCH AS 1.0'.

Miscellaneous Notes

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THE ALTA SURVEY THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
- AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- AT THE TIME OF THE ALTA SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- TOTAL NUMBER OF PARKING SPACE(S) IS 199, WHICH INCLUDES 15 DESIGNATED HANDICAPPED SPACE(S).
- COMPLETED FIELD WORK WAS 02/26/2019.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SPENCER LN AND BALCONES N, WHICH IS LOCATED AT THE SW CORNER OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SPENCER LN AND BALCONES N, BOTH BEING PUBLICLY DEDICATED RIGHT-OF-WAYS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THERE IS NO EVIDENCE OF ANY DELINEATED WETLAND AREAS, PER THE U.S. FISH & WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY WEBSITE. NO MARKERS FROM A FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST WERE OBSERVED DURING THE COURSE OF THE ALTA SURVEY.
- THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (i) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (ii) THE BOUNDARY LIMITS ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.
- THE BASIS OF BEARING FOR THIS SURVEY IS THE EASTERLY LINE OF THE SUBJECT PROPERTY WHICH BEARS S00°20'18"E PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, SOUTH-CENTRAL ZONE NAD83. LATITUDE = 29°21'4.688888", LONGITUDE = 98°32'42.973861", CONVERGENCE ANGLE = 00°13'21.99977"
- DISTANCES SHOWN ON PLAT ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00013324475

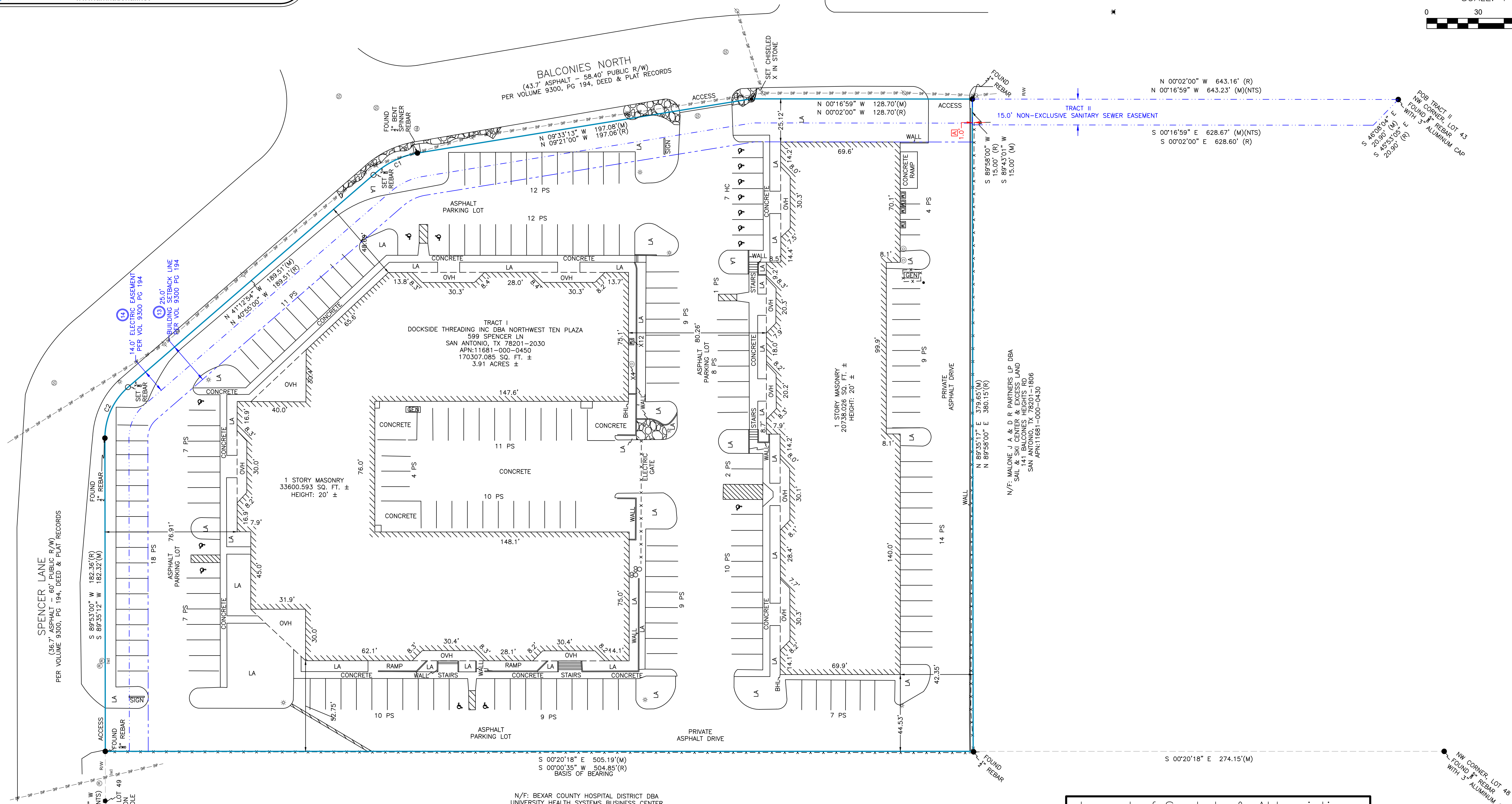
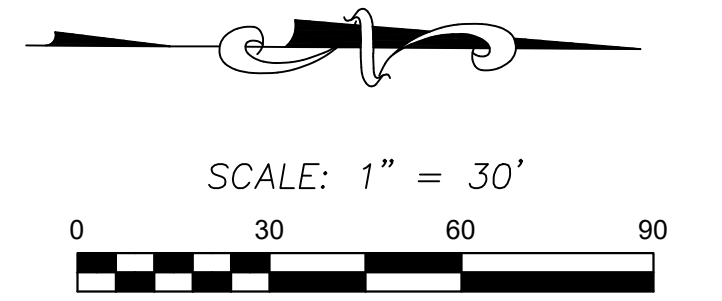
FLOOD NOTE: By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 48029C0385G & 17060549P, which bears an effective date of 9/29/2010 & 7/2/2018 and is not in a Special Flood Hazard Area.

Zoning Information

STATUS	PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT		STATUS
ITEM	REQUIRED	OBSERVED	Contact info:
PERMITTED USE	N/A	OFFICE	Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to Bexar County Planning for zoning laws and applicable codes.
MIN. LOT AREA	N/A	170307.085 SF	
MIN. FRONTAGE	N/A	759.31'	
MAX. BLDG COVERAGE	N/A	32%	
MIN. SETBACKS FRONT	N/A	25.12'	
MIN. SETBACKS SIDE	N/A	42.35'	
MIN. SETBACKS REAR	N/A	N/A	
MAX BUILDING HEIGHT	N/A	20'	
PARKING REGULAR	N/A	184	
PARKING HANDICAP	N/A	15	
PARKING TOTAL	N/A	199	



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BLEW & ASSOCIATES, P.A.
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FAYETTEVILLE, AR 72703
479-443-4508
SURVEY@BLEWINC.COM
DRAWN BY: CEA & AJO
JOB REF. # 19-737

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.04'(M)	51.00'(M)	31°30'07"	N 26°28'11" W	27.69'(M)
C1	28.10'(R)	51.00'(R)	31°34'00"	N/A	N/A
C2	33.66'(M)	39.20'(M)	49°11'54"	S 65°48'51" E	32.64'(M)
C2	33.66'(R)	39.20'(R)	49°12'00"	N/A	N/A

Legend of Symbols & Abbreviations

SURVEY FEATURES

BOUNDARY LINE
FORTY LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE

EASEMENTS

INGRESS & EGRESS EASEMENT
BUILDING SET BACK
UTILITY EASEMENT

UTILITY LINES

OVERHEAD POWER LINE

SURVEY FEATURE HATCHES

STONE
NO PARKING

SURVEYING SYMBOLS

SET/FOUND IRON PIN
SET/FOUND COTTON SPINDLE
NOW OR FORMERLY
CENTERLINE OF ROAD
RIGHT-OF-WAY
FIELD MEASUREMENT
RECORDED MEASUREMENT
BUILDING HEIGHT LOCATION

UTILITY SYMBOLS

SANITARY SEWER
MANHOLE
POWER POLE
WATER VALVE
GAS METER
GENERATOR
HANDICAP PARKING

LANDSCAPED AREA
OVERHANG
FIRE HYDRANT
LIGHT
ELECTRIC METER