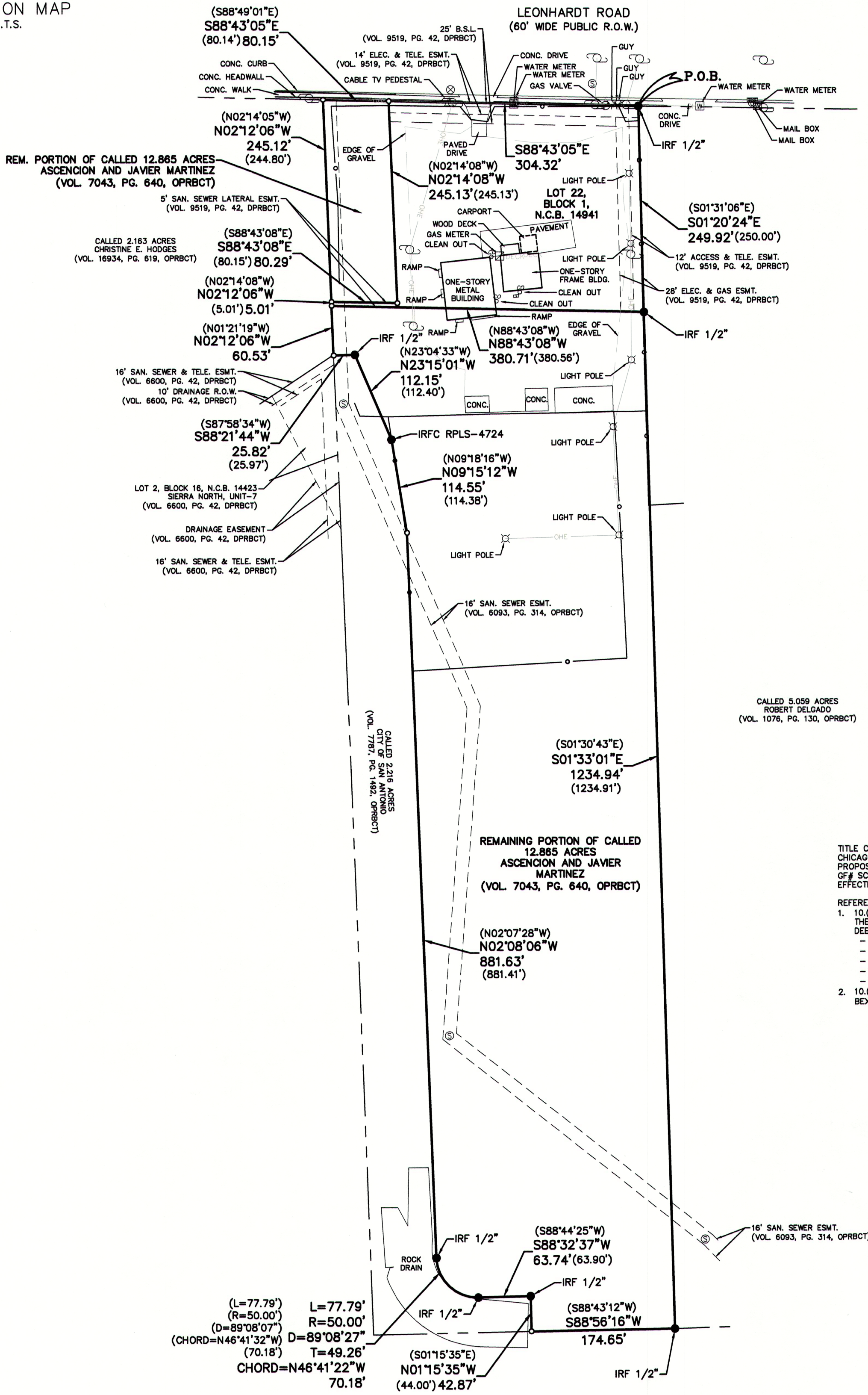


**CATEGORY 1A, CONDITION II LAND TITLE SURVEY**  
 BEING A 10.637 ACRE TRACT OF LAND OUT OF A CALLED 12.865 ACRE TRACT OF LAND LOCATED IN THE JOHN NEIL SURVEY NO. 305, ABSTRACT NO. 551, COUNTY BLOCK 5035, NEW CITY BLOCK 14941, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND CONSISTING OF LOT 22, BLOCK 1, NEW CITY BLOCK 14941, LEONHARDT INDUSTRIAL BUSINESS PARK SUBDIVISION, AS RECORDED IN VOLUME 9519, PAGE 42, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALSO THE REMAINING PORTION OF SAID 12.865 ACRE TRACT OF LAND, AS CONVEYED TO ASCENCION AND JAVIER MARTINEZ, AND RECORDED IN VOLUME 7043, PAGE 640, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

- LEGEND:**
- = (IPS) SET 1/2" IRON PIN W/ A PLASTIC CAP STAMPED "DAM #5348 PROP. COR." UNLESS OTHERWISE NOTED
  - = (RPF) FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
  - — — = WOOD FENCE
  - — — = CHAINLINK FENCE FENCE
  - — — = OVERHEAD ELECTRIC
  - ⊕ = POWER POLE
  - ⊕ = GUY WIRE
  - ⊕ = LIGHT POLE
  - ⊕ = ELECTRIC BOX
  - ⊕ = TELEPHONE PEDESTAL
  - ⊕ = FIRE HYDRANT
  - ⊕ = WATER VALVE
  - ⊕ = WATER METER
  - ⊕ = GAS METER
  - ⊕ = SANITARY SEWER MANHOLE
  - ⊕ = CLEAN OUT
  - ⊕ = SIGN
  - B.S.L. = BUILDING SETBACK LINE
  - R.O.W. = RIGHT-OF-WAY
  - ( ) = RECORD INFORMATION
  - DRPCT = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - OPRBCT = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - DRBCT = DEED RECORDS OF BEXAR COUNTY, TEXAS
  - A/C = AIR CONDITIONER
  - P.O.B. = POINT OF BEGINNING
  - N.G. = NATURAL GROUND
  - ESMT. = EASEMENT
  - TELE. = TELEPHONE

LOCATION MAP  
N.T.S.



- NOTES:**
- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
  - SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY FEMA, ON FLOOD INSURANCE RATE MAP NO. 48029C0270G, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 29, 2010, FOR COMMUNITY NUMBER 480045, IN BEXAR COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
  - THERE IS NO VISIBLE EVIDENCE OF ANY RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT TRACT.
  - ONLY OBSERVED EVIDENCE OF UTILITIES WERE LOCATED AT THE TIME OF THIS SURVEY. THE SURVEYOR DID NOT SUBMIT ANY UTILITY LOCATE REQUESTS TO TEXAS 811 NOR A PRIVATE UTILITY LOCATING COMPANY.
  - THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  - THERE IS THIS DAY MADE A METES AND BOUNDS DESCRIPTION TO ACCOMPANY THIS SURVEY.

**TITLE COMMITMENT:**  
 CHICAGO TITLE INSURANCE COMPANY  
 PROPOSED INSURED: IDEA PUBLIC SCHOOLS, A TEXAS NON-PROFIT CORPORATION  
 OF# SCT-48-430011903354-DB  
 EFFECTIVE DATE: NOVEMBER 18, 2019

- REFERENCES:**
- 10.(f.) EASEMENTS FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, VOLUME 9519, PAGE 42, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS:
    - 25' BUILDING SETBACK LINE (AFFECTS, SHOWN HEREON)
    - 14' ELECTRIC AND TELEPHONE EASEMENT (AFFECTS, SHOWN HEREON)
    - 5' SANITARY SEWER LATERAL EASEMENT (AFFECTS, SHOWN HEREON)
    - 12' ACCESS AND TELEPHONE EASEMENT (AFFECTS, SHOWN HEREON)
    - 28' ELECTRIC AND GAS EASEMENT (AFFECTS, SHOWN HEREON)
  - 10.(g.) 16' SEWER LINE EASEMENT, VOLUME 6093, PAGE 314, DEED RECORDS OF BEXAR COUNTY, TEXAS. (AFFECTS, SHOWN HEREON)

ADDRESS:  
5122 LEONHARDT ROAD  
SAN ANTONIO, TX 78233



DATE: DECEMBER 2019 JOB PMS041  
 REVISED: JANUARY 2020

CALLLED 71.54 ACRES  
CITY OF SAN ANTONIO  
(VOL. 15655, PG. 1990, OPRBCT)

STATE OF TEXAS  
COUNTY OF COMAL

TO: IDEA PUBLIC SCHOOLS, A TEXAS NON-PROFIT CORPORATION; REGIONS BANK, AN ALABAMA STATE BANKING CORPORATION, AS MASTER TRUSTEE; JAVIER MARTINEZ; CHICAGO TITLE INSURANCE COMPANY;

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY.

THIS 19 DAY OF March 2020

DREW A. MAWYER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

