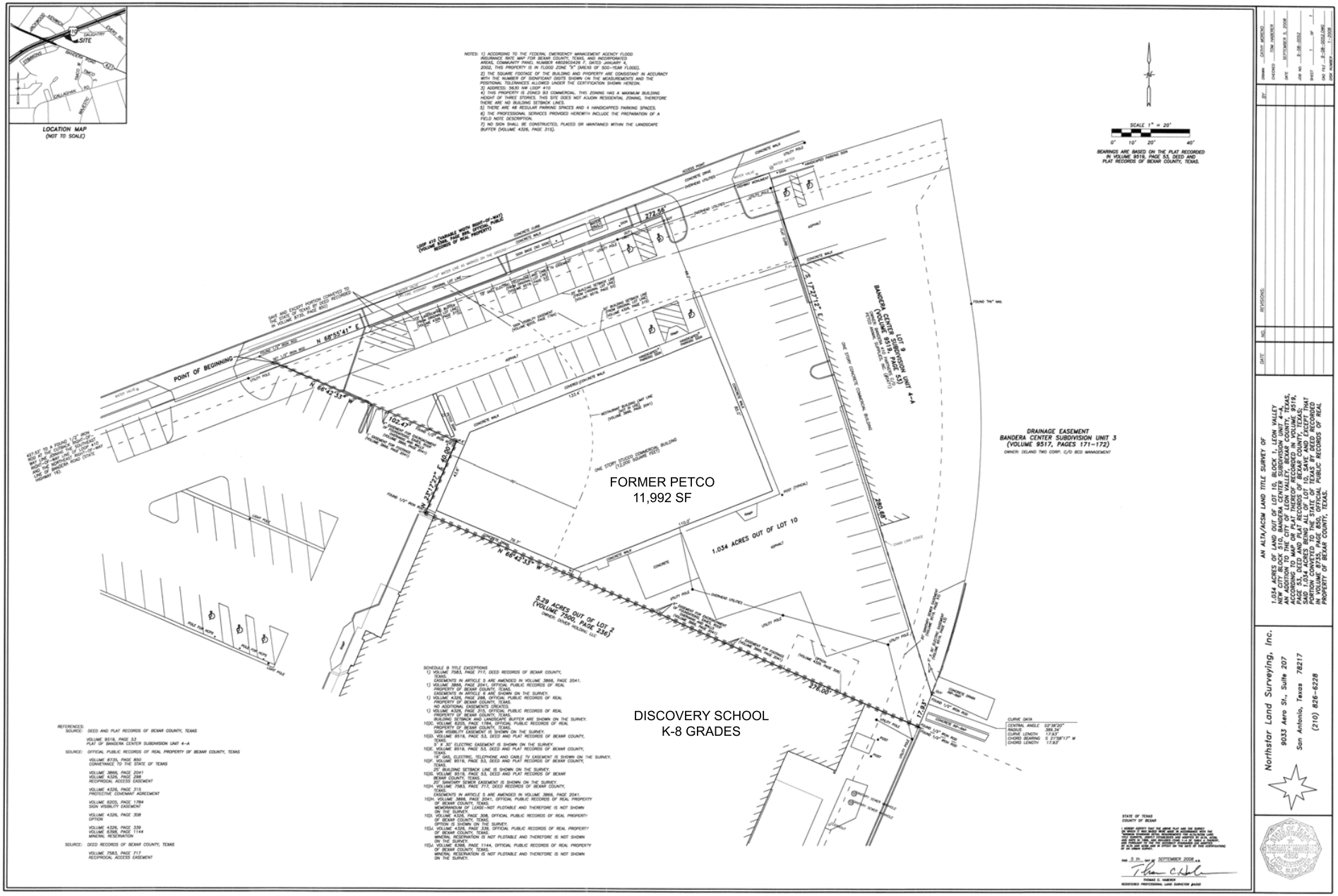

LOCATION MAP
(NOT TO SCALE)
SITE
SCALE 1" = 20'
0' 10' 20' 40'
BEARINGS ARE BASED ON THE PLAT RECORDED IN VOLUME 9518, PAGE 53, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
POINT OF BEGINNING
N 68°55'41" E
N 66°42'33" W
S 23°17'27" E 69.60'
S 17°27'12" E
272.56'
280.86'
102.47'
276.00'
17.91'
FORMER PETCO
11,992 SF
DISCOVERY SCHOOL
K-8 GRADES
1.034 ACRES OUT OF LOT 10
5.29 ACRES OUT OF LOT 2
(VOLUME 7500, PAGE 236)
OWNER: SHOES HOLDING, LLC
LOT 9
BANDERA CENTER SUBDIVISION UNIT 4-A
(VOLUME 9519, PAGE 53)
ONE STORY CONCRETE COMMERCIAL BUILDING
PETCO ANIMAL SUPPLIES, INC. (DBA)
DRAINAGE EASEMENT
BANDERA CENTER SUBDIVISION UNIT 3
(VOLUME 9517, PAGES 171-172)
OWNER: DELAND TWO CORP, C/O BCD MANAGEMENT
LOOP 410 (VARIABLE WIDTH RIGHT-OF-WAY)
(VOLUME 4326, PAGE 315, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY)
SAVE AND EXCEPT PORTION CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 8725, PAGE 850
ONE STORY STUCCO COMMERCIAL BUILDING (12,000 SQUARE FEET)
1.034 ACRES OUT OF LOT 10
CURVE DATA
CENTRAL ANGLE 02°38'20"
RADIUS 389.34'
CURVE LENGTH 17.93'
CHORD BEARING S 21°58'17" W
CHORD LENGTH 17.93'
NOTES:
1) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 48029C0436 F, DATED JANUARY 4, 2002, THIS PROPERTY IS IN FLOOD ZONE "X" (AREAS OF 500-YEAR FLOOD).
2) THE SQUARE FOOTAGE OF THE BUILDING AND PROPERTY ARE CONSISTANT IN ACCURACY WITH THE NUMBER OF SIGNIFICANT DIGITS SHOWN ON THE MEASUREMENTS AND THE POSITIONAL TOLERANCES ALLOWED UNDER THE CERTIFICATION SHOWN HEREON.
3) ADDRESS: 5630 NW LOOP 410
4) THIS PROPERTY IS ZONED B3 COMMERCIAL. THIS ZONING HAS A MAXIMUM BUILDING HEIGHT OF THREE STORIES. THIS SITE DOES NOT ALLOW RESIDENTIAL ZONING, THEREFORE THERE ARE NO BUILDING SETBACK LINES.
5) THERE ARE 48 REGULAR PARKING SPACES AND 4 HANDICAPPED PARKING SPACES.
6) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
7) NO SIGN SHALL BE CONSTRUCTED, PLACED OR MAINTAINED WITHIN THE LANDSCAPE BUFFER (VOLUME 4326, PAGE 315).
REFERENCES:
SOURCE: DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 9519, PAGE 53
PLAT OF BANDERA CENTER SUBDIVISION UNIT 4-A
SOURCE: OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
VOLUME 8725, PAGE 850
CONVEYANCE TO THE STATE OF TEXAS
VOLUME 3866, PAGE 2041
VOLUME 4326, PAGE 298
RECIPROCAL ACCESS EASEMENT
VOLUME 4326, PAGE 315
PROTECTIVE COVENANT AGREEMENT
VOLUME 6305, PAGE 1784
SIGN VISIBILITY EASEMENT
VOLUME 4326, PAGE 308
OPTION
VOLUME 4326, PAGE 339
VOLUME 6368, PAGE 1144
MINERAL RESERVATION
SOURCE: DEED RECORDS OF BEXAR COUNTY, TEXAS
VOLUME 7583, PAGE 717
RECIPROCAL ACCESS EASEMENT
SCHEDULE B TITLE EXCEPTIONS
10) VOLUME 7583, PAGE 717, DEED RECORDS OF BEXAR COUNTY, TEXAS.
EASEMENTS IN ARTICLE 5 ARE AMENDED IN VOLUME 3866, PAGE 2041.
11) VOLUME 3866, PAGE 2041, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
EASEMENTS IN ARTICLE 5 ARE SHOWN ON THE SURVEY.
12) VOLUME 4326, PAGE 298, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
NO ADDITIONAL EASEMENTS CREATED.
13) VOLUME 4326, PAGE 315, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
LANDSCAPE BUFFER AND BUFFER SIGN EASEMENT ARE SHOWN ON THE SURVEY.
100) VOLUME 6305, PAGE 1784, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
SIGN VISIBILITY EASEMENT IS SHOWN ON THE SURVEY.
102) VOLUME 9519, PAGE 53, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
5' X 30' ELECTRIC EASEMENT IS SHOWN ON THE SURVEY.
103) VOLUME 9519, PAGE 53, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT IS SHOWN ON THE SURVEY.
10F) VOLUME 9519, PAGE 53, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
25' BUILDING SETBACK LINE IS SHOWN ON THE SURVEY.
103G) VOLUME 9519, PAGE 53, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
20' SANITARY SEWER EASEMENT IS SHOWN ON THE SURVEY.
10H) VOLUME 7583, PAGE 717, DEED RECORDS OF BEXAR COUNTY, TEXAS.
EASEMENTS IN ARTICLE 5 ARE AMENDED IN VOLUME 3866, PAGE 2041.
10JH) VOLUME 3866, PAGE 2041, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
EASEMENTS IN "GAS LEASE" ARE NOT PLOTABLE AND THEREFORE IS NOT SHOWN ON THE SURVEY.
10J) VOLUME 4326, PAGE 308, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
OPTION IS SHOWN ON THE SURVEY.
10JJ) VOLUME 4326, PAGE 339, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
MINERAL RESERVATION IS NOT PLOTABLE AND THEREFORE IS NOT SHOWN ON THE SURVEY.
10JJ) VOLUME 6368, PAGE 1144, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
MINERAL RESERVATION IS NOT PLOTABLE AND THEREFORE IS NOT SHOWN ON THE SURVEY.
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR THE PERFORMANCE OF A LAND TITLE SURVEY" AS ADOPTED BY ALTA AND NSPS IN 2005 AND INCLUDES ITEMS 1-4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 5, 2008.
DATE: SEPTEMBER 5, 2008
THOMAS C. HARDEN
REGISTERED PROFESSIONAL LAND SURVEYOR #4300
AN ALTA/ACSM LAND TITLE SURVEY OF
1.034 ACRES OF LAND OUT OF LOT 10, BLOCK 1, LEON VALLEY NEW CITY BLOCK 510, BANDERA CENTER SUBDIVISION UNIT 4-A, AS RECORDED IN VOLUME 9519, PAGE 53, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 9519, PAGE 53, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 1.034 ACRES BEING ALL OF LOT 10, SAVE AND EXCEPT A PORTION CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 8725, PAGE 850, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
Northstar Land Surveying, Inc.
9033 Aero St., Suite 207
San Antonio, Texas 78217
(210) 826-6228
DRAWN: CHRIS MORENO
CHECKED: TOM HARDEN
DATE: SEPTEMBER 5, 2008
JOB NO.: 8-08-0552
SHEET: 1 OF 1
DWG FILE: 8-08-0552.DWG
ITEM NUMBER: 1-2008
REVISIONS:
NO.
DATE
BY: