

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2385191-SA68- SCHEDULE A:
 LOT 65, BLOCK 4, AMENDING PLAT OF QUALITY SUBDIVISION, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 9541, PAGE 26, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 2385191-SA68- SCHEDULE B, SECTION II:
 Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 - a. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c), Volume 8900, Page 35, Volume 9510, Page 84, Volume 9531, Page 112 and Volume 9541, Page 26, Deed and Plat records, Volume 1773, Page 463 and Volume 1811, Page 519, of the Deed Records, Bexar County, Texas. (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE)
 - f. A 25 foot building setback line along the Front property line as set forth on the recorded plat and dedication. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
 - g. The Sanitary Sewer, Electric, Electric and Gas, Water Line, Gas, Electric, Telephone and Cable Television easement(s) as set out on plat/map in Volume 9541, Page 26 of the Deed and Plat Records of Bexar County, Texas. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON - 2" ELECTRIC AND GAS EASEMENT RUNNING NORTHEASTERLY FROM THE REAR LINE OF THE PROPERTY IS NOT SUFFICIENTLY DIMENSIONED ON PLAT TO ENABLE PLOTTING LOCATION SHOWN OF THIS EASEMENT IS APPROXIMATE)
 - h. Easement: Sewer
 Recorded: in Volume 1117, Page 618, of the Official Public Records, Bexar County, Texas. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
 - i. Easement: Sewer
 Recorded: in Volume 1117, Page 623, of the Official Public Records, Bexar County, Texas. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
 - j. Easement: Sewer
 Recorded: in Volume 1117, Page 628, of the Official Public Records, Bexar County, Texas. (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
 - k. Easement: Sewer
 Recorded: in Volume 2769, Page 1334, of the Official Public Records, Bexar County, Texas. (DOES NOT AFFECT THE SUBJECT PROPERTY)
 - l. Easement: Sanitary Sewer
 Recorded: in Volume 1117, Page 630, of the Official Public Records, Bexar County, Texas. (AFFECTS THE SUBJECT PROPERTY - DOCUMENT REFERENCE ABOVE IS A PAGE OF A DOCUMENT BEGINNING AT PAGE 628 OF VOLUME 630 - WHICH IS EXCEPTED IN ITEM J ABOVE WHICH IS PLOTTED AND SHOWN HEREON)
 - m. Terms, Conditions and Stipulations in the Agreement:
 Recorded: in Volume 2937, Page 246, Deed Records, Bexar County, Texas.
 Type: Electric Line Right-of-Way Agreement
 (DOES NOT AFFECT THE SUBJECT PROPERTY)

FLOOD ZONE:
 By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Unshaded (Areas determined to be outside the 0.2% annual chance floodplain) according to the Flood Insurance Rate Map for the County of Bexar, State of Texas, Community Panel No. 48029C03800, Effective Date September 29, 2010.

TOTAL LAND AREA:
 59,477 Square Feet
 1.365 Acres

PARKING:
 27 Parking Spaces
 1 Handicapped Spaces
 28 Total Parking Spaces

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Bandera Road, a public right-of-way.
2. With regard to Table A Item 11, an 811 utility locate request was made and markings found at the site, if any, have been noted. All underground utilities may not be shown and markings found at the site may not depict underground features accurately. Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
3. The posted address on site is 6712 Bandera Road, San Antonio, Texas.
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of First American Title Insurance Company File No. 2385191-SA68 with an effective date of March 6, 2019.
9. There were no wetlands flagged on the subject property at the time of the survey, nor has the surveyor been provided with maps or an environmental assessment report showing location of potential wetlands.
10. There are no appurtenant easements listed in the above referenced title commitment.

BASIS OF BEARING:
 The basis for all bearings shown hereon is the Grid North of the Texas State Plane Coordinate System (South-Central Zone) as determined from observations using GPS equipment.

SURVEYOR'S OBSERVATIONS:

- Subject's curb appears to lie a maximum distance of 0.6 feet over the westerly line of the subject property.
- Subject's curb appears to lie a maximum distance of 1.0 feet over the easterly line of the subject property.
- Subject's concrete parking area appears to lie a maximum distance of 1.5 feet over the southerly line of the subject property.
- Subject's curb and concrete parking area appear to lie a maximum distance of 1.1 feet over the southerly line of the subject property.
- Subject's curb appears to lie a maximum distance of 0.8 feet over the easterly line of the subject property.
- Subject's curb appears to lie a maximum distance of 0.5 feet over the southerly line of the subject property.
- Subject's and Adjoiner's curbs appear to join at a distance of 2.0 feet over the westerly line of the subject property.

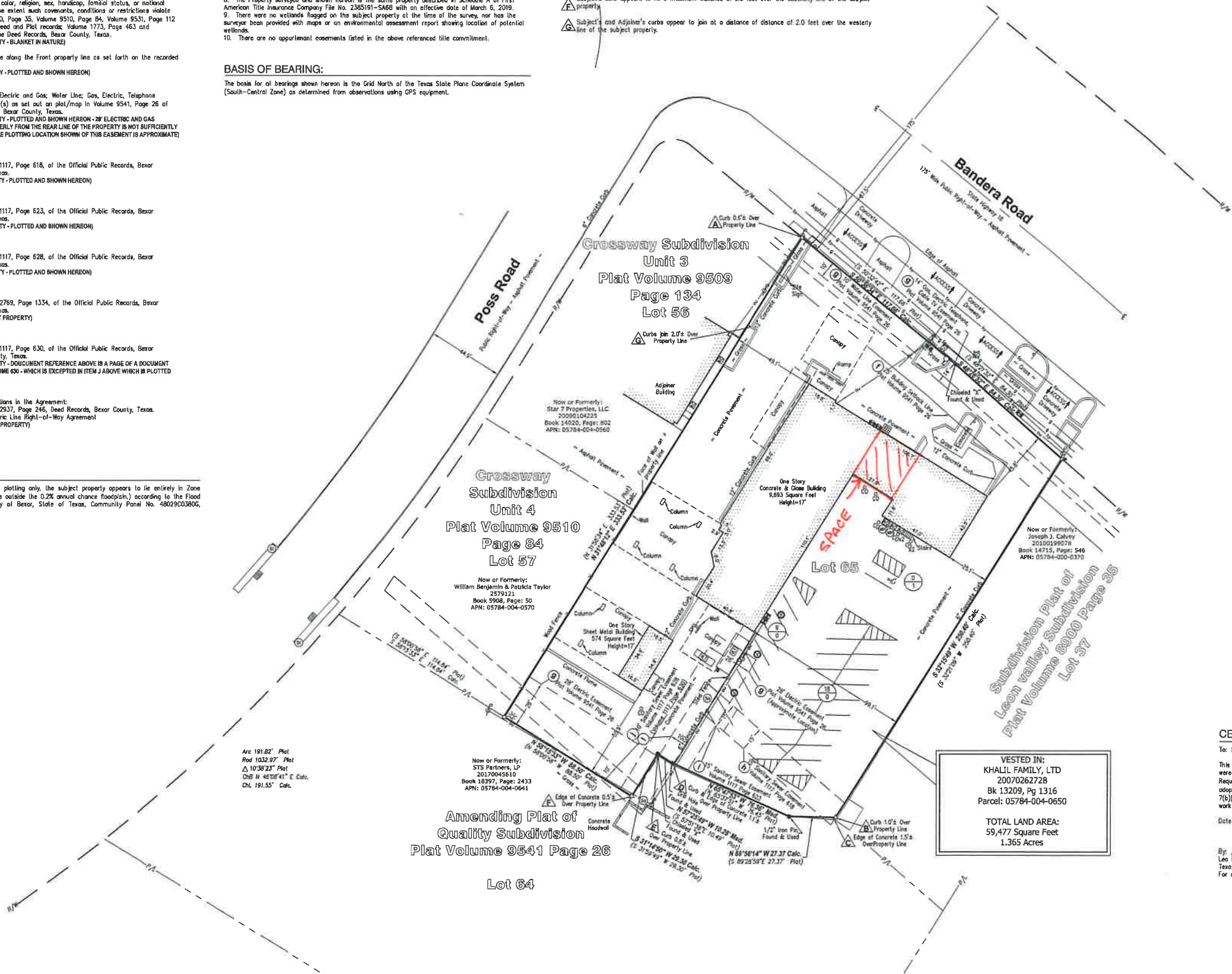
ZONING:
 The subject property has a zoning classification of B-3, Commercial District/Sustainability Overlay District. Permitted uses within the B-3 Commercial District/Sustainability Overlay include restaurants, retail outlet stores, professional offices, and gymnasium/physical fitness facilities. This zoning information is taken from a zoning report compiled by the City of Leon Valley Community Development Department by Christine Garcia, Planning Technician, dated May 21, 2019.



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ALTA/NSPS LAND TITLE
 SURVEY PREPARED FOR:

Leon Capital Group
 3500 Maple Avenue
 Suite 1600
 Dallas, Texas



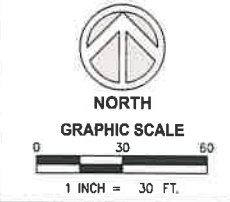
SYMBOL LEGEND

△	Surveyor's Observation
⊗	Schedule B-Section II Item
R/W	Right-of-Way
P/L	Adjoiner Property Line
—	Centerline
○	Monumentation Found as Noted
○	5/8" Iron Pin w/ Cap to be Set
○	Stamped Millman 3303420723
△	PK Not to be Set
⊗	No. of Regular Parking Spaces
⊗	No. of Handicap Parking Spaces
⊗	Manhole
⊗	Curb Inlet Basin w/ Grate
⊗	Catch Basin
⊗	Cleanout
⊗	Sanitary Manhole
⊗	Fire Hydrant
⊗	Water Valve
⊗	Water Meter
⊗	Gas Meter
⊗	Gas Valve
⊗	Air Condition Unit
⊗	Vacuum
⊗	Electric Meter
⊗	Utility Vault
⊗	Ballard Post
⊗	Handicap Space
⊗	Sign
⊗	Utility Pole
⊗	Light Pole
⊗	Gay Wire
⊗	Wood Fence (As Noted)
⊗	Steel Fence (As Noted)
⊗	Underground Gas Pipeline
⊗	Underground Fiberoptics
⊗	Overhead Utilities
⊗	Wall (As Noted)
⊗	No Parking Area
⊗	Building Area

CERTIFICATION:
 To: Leon Capital Group and First American 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 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, 8(a), 8(b), 7(c), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, and 19 of Table A thereof. The field work was completed on May 6, 2019.
 Date of Plat or Map: May 9, 2019
 Leo S. Bond
 Leo Bond, RPLS
 Texas Registered Professional Land Surveyor No. 5793
 For and on behalf of Millman Surveying, Inc.

REVISION HISTORY

BY:	DATE:	COMMENT:
ATK	05/28/2019	ZONING



Sheet No. **1** of **1**

MSI Project No. 44929
 PC: KAW
 PM: BH
 Drafter: CRI

Exhibit A