SG/cla
11/06/2014
Z-7

CASE NO. Z2014260

AN ORDINANCE 2014-11-06-0873

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 2.412 acres out of NCB 1195 and NCB 1196 from "I-2 EP-1" Heavy Industrial Facility Parking/Traffic Control Overlay District to "C-2 EP-1" Commercial Facility Parking/Traffic Control Overlay District.

SECTION 2. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective November 16, 2014.

PASSED AND APPROVED this 6th day of November 2014.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

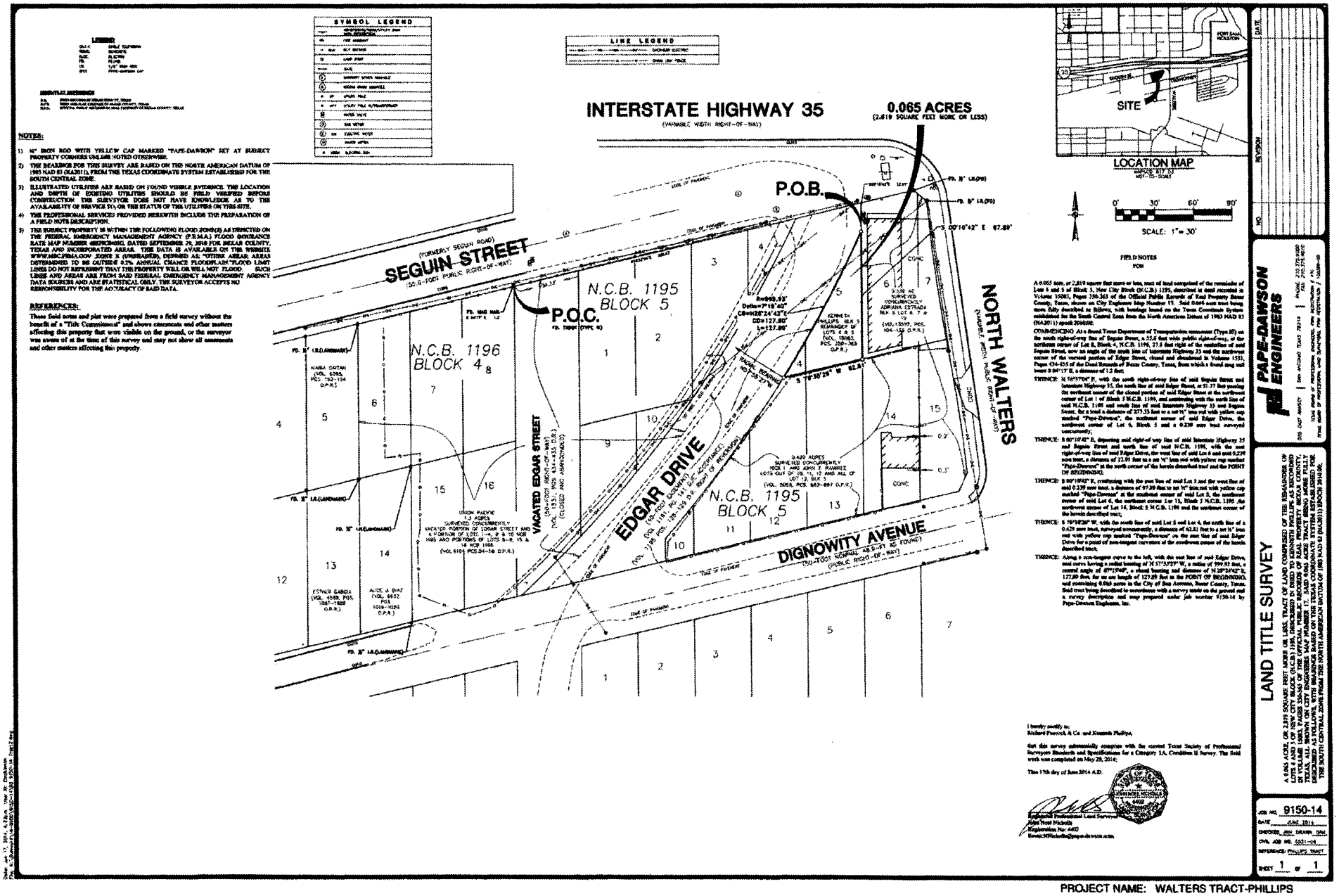
APPROVED AS TO FORM:

for Robert F. Greenblum, City Attorney

Agenda Item:	**Z-7 (in consent vote: 21, P-1, Z-1, 22, Z-2, 24, P-3, Z-5, Z-6, Z-7, P-4, Z-8, P-5, Z-9, P-6, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-20, Z-21, Z-23)**
Date:	11/06/2014
Time:	02:13:28 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014260 (District 2): An Ordinance amending the Zoning District Boundary from "I-2 EP-1" Heavy Industrial Facility Parking/Traffic Control OverlayDistrict to "C-2 EP-1" Commercial Facility Parking/Traffic Control Overlay District on 2.412 acres out of NCB 1195 and NCB 1196 located at 1819, 1812 North Walters Street; 2615, 2619 & 2623 Dignowity; 710, 806 & 820 Seguin Street. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1	x					
Keith Toney	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	

Z2014260



PROJECT NAME: WALTERS TRACT-PHILLIPS

ATTACHMENT A

FIELD NOTES

FOR

A 0.065 acre, or 2,819 square feet more or less, tract of land comprised of the remainder of Lots 4 and 5 of Block 5, New City Block (N.C.B.) 1195, described in deed recorded in Volume 15083, Pages 350-365 of the Official Public Records of Real Property Bexar County, Texas, shown on City Engineers Map Number 17. Said 0.065 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found Texas Department of Transportation monument (Type III) on the south right-of-way line of Seguin Street, a 55.6 feet wide public right-of-way, at the northeast corner of Lot 8, Block 4, N.C.B. 1196, 27.8 feet right of the centerline of said Seguin Street, now an angle of the south line of Interstate Highway 35 and the northwest corner of the vacated portion of Edgar Street, closed and abandoned in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, from which a found mag nail bears S 04°17' E, a distance of 1.2 feet;

THENCE: N 76°37'04" E, with the south right-of-way line of said Seguin Street and Interstate Highway 35, the north line of said Edgar Street, at 51.37 feet passing the northeast corner of the closed portion of said Edgar Street at the northwest corner of Lot 1 of Block 5 N.C.B. 1195, and continuing with the north line of said N.C.B. 1195 and south line of said Interstate Highway 35 and Seguin Street, for a total a distance of 277.33 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of said Edgar Drive, the northwest corner of Lot 6, Block 5 and a 0.239 acre tract surveyed concurrently;

THENCE: S 00°10'42" E, departing said right-of-way line of said Interstate Highway 35 and Seguin Street and north line of said N.C.B. 1195, with the east right-of-way line of said Edgar Drive, the west line of said Lot 6 and said 0.239 acre tract, a distance of 22.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the north corner of the herein described tract and the POINT OF BEGINNING;

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

0.065 Acres
Job No. 9150-14
Phillips Tract

Z2014260

THENCE: S 00°10'42" E, continuing with the east line of said Lot 5 and the west line of said 0.239 acre tract, a distance of 97.89 feet to set ½" iron rod with yellow cap marked "Pape-Dawson" at the southeast corner of said Lot 5, the southwest corner of said Lot 6, the northeast corner Lot 13, Block 5 N.C.B. 1195 ,the northwest corner of Lot 14, Block 5 N.C.B. 1195 and southeast corner of the herein described tract;

THENCE: S 76°38'26" W, with the south line of said Lot 5 and Lot 4, the north line of a 0.429 acre tract, surveyed concurrently, a distance of 62.81 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east line of said Edgar Drive for a point of non-tangent curvature and the southwest corner of the herein described tract;

THENCE: Along a non-tangent curve to the left, with the east line of said Edgar Drive, said curve having a radial bearing of N 57°55'27" W, a radius of 999.93 feet, a central angle of 07°19'40", a chord bearing and distance of N 28°24'42" E, 127.80 feet, for an arc length of 127.89 feet to the POINT OF BEGINNING, and containing 0.065 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9150-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 17, 2014
JOB NO. 9150-14
DOC. ID. N:\Survey14\14-9100\9150-14\Word \FN 9150-14 Tract2.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

LEGEND

DATA	DALLAS TEXAS
DESC.	DESCRIBED
ELEC.	ELECTRIC
FD.	FOUND
I.R.	1/2" IRON ROD
(PM)	Pape-Dawson Set

BASIS OF BEARINGS

B.A. [illegible]
B.B. [illegible]
B.C. [illegible]

NOTES:

1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD83) 2), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
4) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
5) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0460G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV. ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

REFERENCES:
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. #1-141128 — Stewart Guaranty Title Company
Effective Date: March 6, 2014
Date Issued: April 1, 2014

Only those surveys identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

10b. Terms and provisions of Agreed Judgment recorded in Volume 14158, Page 1632, Real Property Records of Bexar County, Texas. (Applies)

SYMBOL LEGEND

	AMERIGAS/PAGE INPUT BOX
	FIRE HYDRANT
	BOX HYDRANT
	LIGHT POLE
	GATE
	SANITARY SEWER MANHOLE
	STORM WATER MANHOLE
	UTILITY POLE
	UTILITY POLE W/TRANSFORMER
	WATER VALVE
	GAS METER
	EXISTING METER
	WATER METER
	TEXAS ELECTRIC BOX

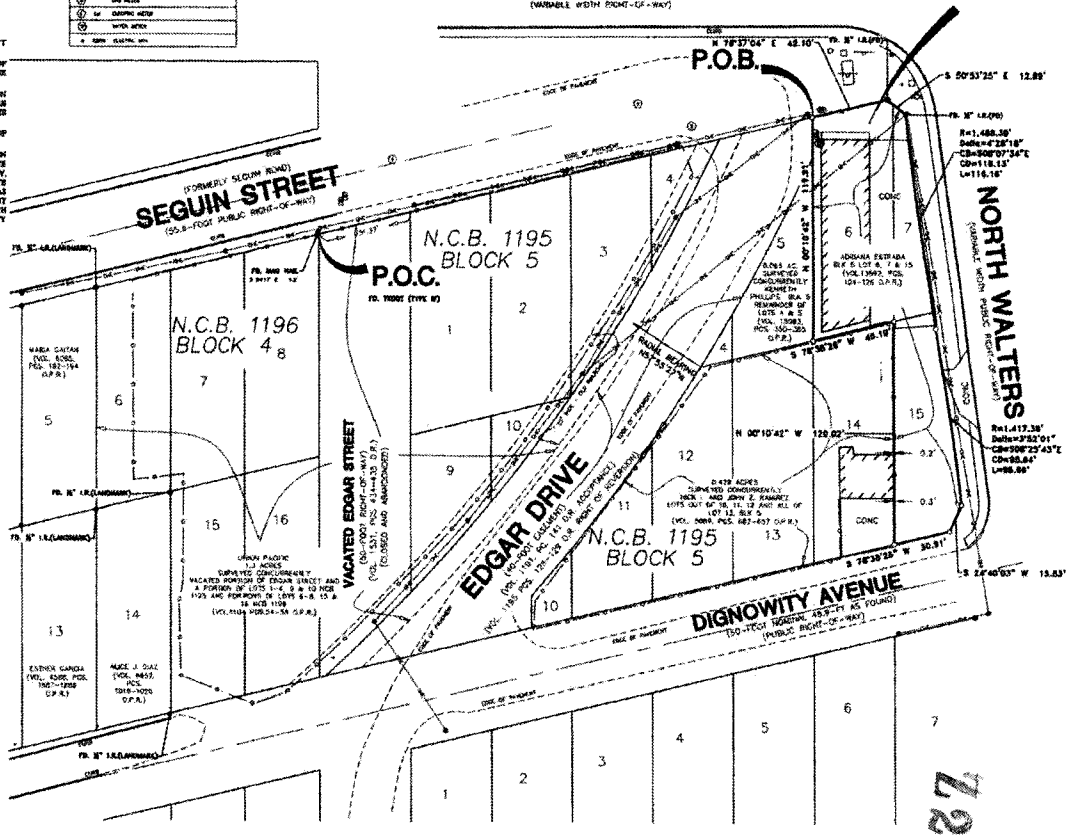
LINE LEGEND

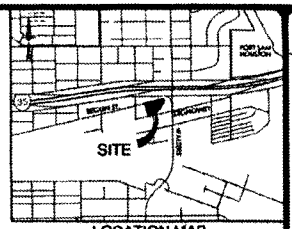
	TRANSMISSION ELECTRIC
	CHAIN LINK FENCE

INTERSTATE HIGHWAY 35

(VARIABLE WIDTH RIGHT-OF-WAY)

0.239 ACRES
(10,385 SQUARE FEET MORE OR LESS)





LOCATION MAP
NURSED 417 DJ
NOT-TO-SCALE

0' 30' 60' 90'
SCALE: 1" = 30'

FIELD NOTES
FOR

A 0.239 acre, or 10,385 square feet more or less, tract of land being comprised of Lots 6 and the remainder of Lots 7 and 15 of West City Block (N.C.B.) 1195, described in deed recorded in Volume 13962, Page 124-126 of the Official Public Records of Real Property of Bexar County, Texas, all shown on City Engineers Map Number 17, this 0.239 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NAD83) epoch 2010.00, [illegible]

COMMENCING, [illegible] at a found Texas Department of Transportation monument (Type II) on the south right-of-way line of Seguin Street, a 55.8 foot wide public right-of-way, at the northwest corner of Lot 4, Block 4, N.C.B. 1196, 37.8 feet right of the centerline of said Seguin Street, now or angle of the south line of Interstate Highway 35 and at the northwest corner of and vacated portion of Edgar Street, closed and abandoned in Volume 9513, Pages 150-153 of the Deed Records of Bexar County, Texas, from which a found peg nail bears S 04°11' E, a distance of 12.5 feet;

THENCE, N 78°37'04" E, with the south right-of-way line of said Seguin Street and Interstate Highway 35, the north line of and Edgar Street, at 41.37 feet passing the northeast corner of the closed portion of said Edgar Street at the northwest corner of Lot 1, Block 5, N.C.B. 1195, and continuing with the north line of said N.C.B. 1195 and south line of said Interstate Highway 35 and Seguin Street, for a total distance of 207.22 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of said Edgar Drive, the northwest corner of Lot 6, Block 5, southeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE, S 50°53'25" E, continuing with the south line of said Lot 6 and said south line of said Interstate Highway 35 and Seguin Street, a distance of 12.89 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson";

THENCE, S 78°35'25" E, departing with the southeast cutback line of North Walters, a variable width public right-of-way, a distance of 15.53 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson", on the west line of said North Walters, a variable width public right-of-way, for a point of non-tangency, a southeast corner of the herein described tract;

THENCE, Along a non-tangent curve to the left, with said east line of said North Walters, said curve having a radius bearing of N 84°44'39" E, a radius of 1,488.39 feet, a central angle of 04°28'18", a chord bearing and distance of S 06°57'34" E, 116.13 feet, for an arc length of 116.16 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", for a point of non-tangency;

THENCE, Along a reverse curve to the right, continuing with said east line of said North Walters, said curve having a radius of 1,417.39 feet, a central angle of 03°52'01", a chord bearing and distance of S 07°25'43" E, 95.84 feet, for an arc length of 95.86 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", for the south terminus of the herein described tract;

THENCE, S 2°40'53" W, with the southeast cutback line of said North Walters to Dignowity Avenue, a variable 50-foot right-of-way - 49.8 feet wide, a distance of 15.53 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson", for the west southeast cutback corner of said Lot 15 and the west southwest cutback corner of the herein described tract;

THENCE, S 78°35'25" W, with the south right-of-way line of said Dignowity Avenue, the south line of said N.C.B. 1195, a distance of 50.91 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", at the southwest corner of said Lot 15, the southeast corner of said Lot 14 and an interior corner of the herein described tract;

THENCE, S 00°10'42" E, departing south right-of-way line of said Dignowity Avenue and south line of said N.C.B. 1195, with the east line of said Lot 14, the east line of said Lot 13 and said 0.479 acre tract, a distance of 119.91 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", at the southeast corner of said Lot 13, the northeast corner of said Lot 12 and an interior corner of the herein described tract;

THENCE, S 78°36'28" W, with the south line of said Lot 13, a distance of 45.19 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", at the southwest corner of said Lot 13, the northeast corner of said Lot 14, the southeast corner of Lot 15 of Block 5, N.C.B. 1195, the southwest corner of said Lot 3 of Block 5, N.C.B. 1195 and the southeast corner of a 0.0007 acre tract, surveyed concurrently,

THENCE, N 00°10'42" W, departing the south line of said 0.479 acre tract, with the west line of Lot 3 and the east line of said 0.007 acre tract, a distance of 119.91 feet the POINT OF BEGINNING, and containing 0.239 acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under Job number 9150-14 by Pape-Dawson Engineers, Inc.

I hereby certify to:
Richard Peacock & Co. and Adriana Estrada.

that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. The field work was completed on May 28, 2014.

This 17th day of June 2014 A.D.

Registered Professional Land Surveyor
John Neal Nichols
Registration No. 6402
Email: NNichols@pape-dawson.com

STATE OF TEXAS
JOHN NEAL NICHOLS
6402
REGISTERED
PROFESSIONAL
LAND SURVEYOR

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
559 EAST RANDOLF | SAN ANTONIO, TEXAS 78210 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS FIRM REGISTRATION # 10028-00

LAND TITLE SURVEY

A 0.239 ACRE, OR 10,385 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING COMPRISED OF LOTS 6 AND THE REMAINDER OF LOTS 7 AND 15 OF WEST CITY BLOCK (N.C.B.) 1195, DESCRIBED IN DEED TO ADRIANA ESTRADA, RECORDED IN VOLUME 13962, PAGES 124-126 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS, ALL SHOWN ON CITY ENGINEERS MAP NUMBER 17.

JOB NO. 9150-14
DATE JUNE 2014
CHECKED JNN DRAWN GCM
CIVIL JOB NO. 3551-06
REFERENCE: ESTRADA TRACT
SHEET 1 OF 1

20014280

PROJECT NAME: WALTERS TRACT-ESTRADA

FIELD NOTES

FOR

A 0.239 acre, or 10,395 square feet more or less, tract of land being comprised of Lots 6 and the remainder of Lots 7 and 15 of New City Block (N.C.B.) 1195, described in deed recorded in Volume 13592, Pages 104-126 of the Official Public Records of Real Property Bexar County, Texas, all shown on City Engineers Map Number 17. Said 0.239 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found Texas Department of Transportation monument (Type III) on the south right-of-way line of Seguin Street, a 55.6 feet wide public right-of-way, at the northeast corner of Lot 8, Block 4, N.C.B. 1196, 27.8 feet right of the centerline of said Seguin Street, now an angle of the south line of Interstate Highway 35 and at the northwest corner of said vacated portion of Edgar Street, closed and abandoned in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, from which a found mag nail bears S 04°17' E, a distance of 1.2 feet;

THENCE: N 76°37'04" E, with the south right-of-way line of said Seguin Street and Interstate Highway 35, the north line of said Edgar Street, at 51.37 feet passing the northeast corner of the closed portion of said Edgar Street at the northwest corner of Lot 1 Block 5, N.C.B. 1195, and continuing with the north line of said N.C.B. 1195 and south line of said Interstate Highway 35 and Seguin Street, for a total distance of 277.33 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of said Edgar Drive, the northwest corner of Lot 6, Block 5, northwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE: N 76°37'04" E, continuing with the north line of said Lot 6 and said south line of said Interstate Highway 35 and Seguin Street, a distance of 42.10 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 50°53'25" E, departing with the southwest cutback line to North Walters, a variable width public right-of-way, a distance of 12.89 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" on the west line of said North Walters, a variable width public right-of-way, for a point of non-tangency, a northeast corner of the herein described tract;

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HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

Z2014260

THENCE: Along a non-tangent curve to the left, with said west line of said North Walters, said curve having a radial bearing of N 84°06'35" E, a radius of 1488.39 feet, a central angle of 04°28'18", a chord bearing and distance of S 08°07'34" E, 116.13 feet, for an arc length of 116.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", for a point of reverse curvature;

THENCE: Along a reverse curve to the right, continuing with said west line of said North Walters, said curve having a radius of 1417.39 feet, a central angle of 03°52'01", a chord bearing and distance of S 08°25'43" E, 95.64 feet, for an arc length of 95.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the most easterly south corner of the herein described tract;

THENCE: S 24°40'03" W, with the northwest cutback line of said North Walters to Dignowity Avenue, a nominal 50-foot right-of-way - 48.9 as found, a distance of 15.83 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the most southerly southeast corner of said Lot 15 and the most southerly southeast corner of the herein described tract;

THENCE: S 76°38'26" W, with the north right-of-way line of said Dignowity Avenue, the south line of said N.C.B. 1195, a distance of 30.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 15, the southeast corner of Lot 14, Block 5 N.C.B. 1195, the southeast corner of a 0.429 acre tract, surveyed concurrently, and the southwest corner of the herein described tract;

THENCE: N 00°10'42" W, departing north right-of-way line of said Dignowity Avenue and south line of said N.C.B. 1195, with the west line of said Lot 15, the east line of said Lot 14 and said 0.429 acre tract, a distance of 120.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of said Lot 15, the northeast corner of said Lot 14 and an interior corner of the herein described tract;

THENCE: S 76°38'26" W, with the north line of said Lot 14, a distance of 45.19 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 6, the northwest corner of said Lot 14, the northeast corner of Lot 13 of Block 5, N.C.B 1195, the southeast corner of said Lot 5 of Block 5, N.C.B 1195 and the southeast corner of a 0.065 acre tract, surveyed concurrently;

Z2014260

THENCE: N 00°10'42" W, departing the north line of said 0.429 acre tract, with the west line of Lot 6 the east line of said 0.065 acre tract, a distance of 119.91 feet the POINT OF BEGINNING, and containing 0.239 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9150-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 17, 2014
JOB NO. 9150-14
DOC. ID. N:\Survey14\14-9100\9150-14\Word\FN 9150-14 Tract 3.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

Z2014260

LEGEND

DWY.	DRIVE WAY
CONC.	CONCRETE
R.C.	RAIL CAR
PLT.	PLANTER
I.P.	1/2" IRON ROD
P.P.	POST-PINNED CAP

SURVEYOR'S REFERENCES

T.A.	FIRST AMERICAN TITLE COMPANY, TEXAS
S.A.	SOUTHWESTERN BELL TELEPHONE COMPANY, TEXAS
U.P.R.	UNION PACIFIC RAILROAD COMPANY, TEXAS

NOTES:

1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
4) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
5) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0465G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV. ZONE X (UNSHADED), DEFINED AS "OTHER AREAS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. #1-141177 — First American Title Company
Effective Date: January 19, 2014
Date Issued: January 28, 2014

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

10b. Industrial Solid Waste Disposal Site Deed Recordation recorded in Volume 6184, Page 54, Real Property Records of Bexar County, Texas. (Applies)

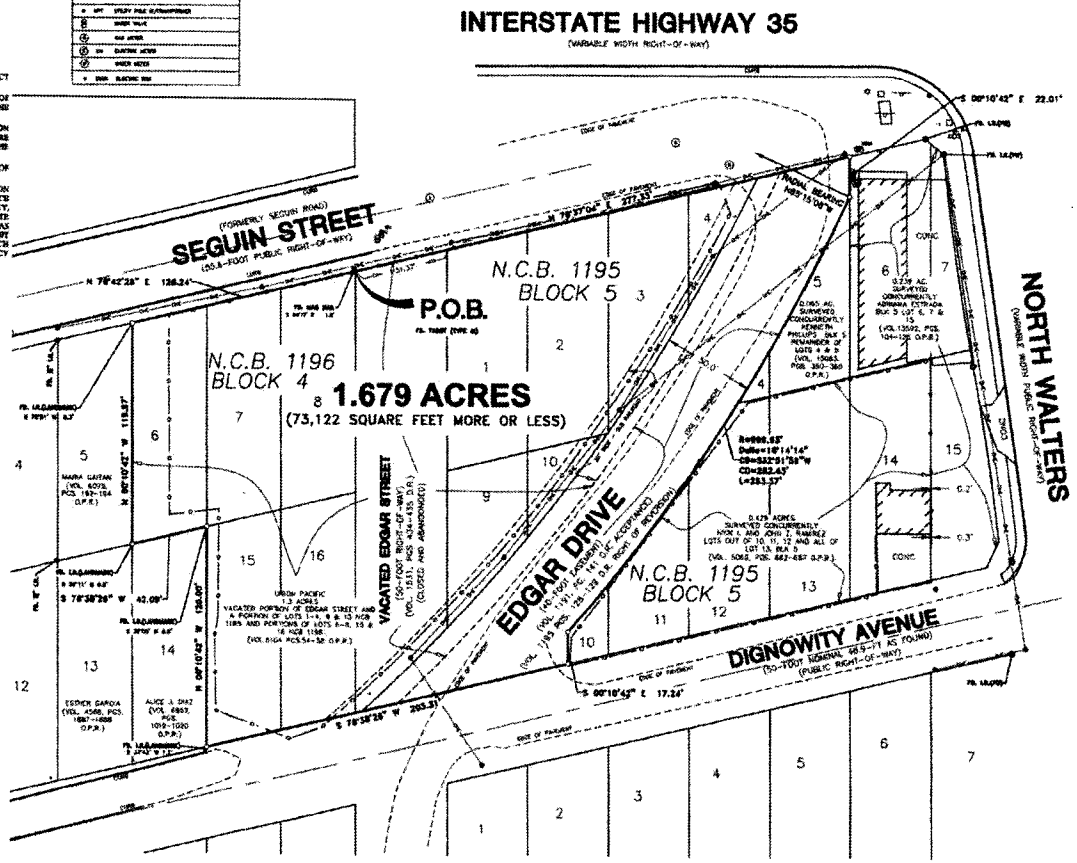
10c. Texas Risk Reduction Program Deed Notice recorded in Volume 15635, Page 1600, Real Property Records of Bexar County, Texas (Applies)

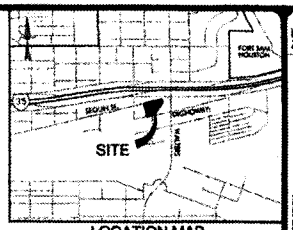
SYMBOL LEGEND

	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	ELECTRIC METER
	GAS METER
	ELECTRIC BOX

LINE LEGEND

	OVERHEAD ELECTRIC
	BARB WIRE FENCE





LOCATION MAP
NTS

SCALE: 1" = 30'

FIELD NOTES
FOR

A 1.679 acre, or 73,122 square foot more or less, tract of land consisting of the vacated portion of Edgar Street and Lots 4, 5, 6, 7, 8, 9, 10 and 16 of Block 4, New City Block (N.C.B.) 1196 and Lots 1 and 10 through 15 and 2, 3, 4, 5 and 14 of Block 5, N.C.B. 1195, described in conveyance and recorded in Volume 6184, Page 54-58 of the Official Public Records of Real Property of Bexar County, Texas and all of Edgar Street, a 50-foot dedicated and right-of-way all shown on City Engineer Edgar Plaster 17, and Edgar Street between N.C.B. 1196 and N.C.B. 1195 closed and abandoned in Volume 1831, Page 434-435 of the Deed Records of Bexar County, Texas, said Edgar Drive being the called Edgar Street were now N.C.B. 1195 Block 5 is dedicated and constructed as the Volume 1191, Page 128-129 and Volume 1191, Page 130-131 and accepted by City Ordinance 40 in Volume 1191, Page 141 of the Deed Records of Bexar County, Texas. Said 1.679 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System, established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00.

BEGINNING: At a found Texas Department of Transportation monument (Type III) on the south right-of-way line of Seguin Street, a 50-foot wide public right-of-way, at the northwest corner of Lot 3, Block 4, N.C.B. 1196, 27.8 feet right of the centerline of Seguin Street, now an angle of the south line of Interstate Highway 35 and at the northwest corner of said vacated portion of Edgar Street, shown and dedicated in Volume 1831, Page 434-435 of the Deed Records of Bexar County, Texas, from which a found mag nail bears S 00°10' E, a distance of 1.24 feet;

THENCE: N 78°42'28" E, with the south right-of-way line of said Seguin Street and said Interstate Highway 35, at 51.37 feet passing the northeast corner of the closed portion of said Edgar Street at the northwest corner of Lot 1 of Block 5, N.C.B. 1195, and continuing with the north line of said N.C.B. 1195 and south line of said Interstate Highway 35 and Seguin Street, for a total distance of 277.33 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northeast corner of said Edgar Street, the northwest corner of Lot 4, Block 5 and a 0.279 acre tract surveyed concurrently and the same northerly northeast corner of the tract described herein;

THENCE: S 00°10'42" E, departing the said south right-of-way line of said Interstate Highway 35 and said north line of said N.C.B. 1195, with the east right-of-way line of said Edgar Drive and the west line of said Lot 4 and with 0.279 acre tract, a distance of 22.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the north corner of a 0.065 acre tract surveyed concurrently being that tract described in deed recorded in Volume 15063, Pages 360-366 of the Official Public Records of Bexar County, Texas, common ownership;

THENCE: along a non-tangent curve to the right, continuing with the east right-of-way line of said Edgar Drive and with the east line of said 0.065 acre tract and a east line of a 0.479 acre tract surveyed concurrently and recorded in deed recorded in Volume 5068, Pages 662-665 of the Official Public Records of Real Property of Bexar County, Texas, said curve having a radius bearing of S 62°21'04" W, a radius of 995.53 feet, a central angle of 18°14'14", a chord bearing and distance of S 38°33'58" W, 282.43 feet, for an arc length of 283.37 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for an angle;

THENCE: S 00°10'42" E, continuing with said east right-of-way line of said Edgar Drive, a distance of 17.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the north right-of-way line of Dignowity Avenue, a nominal 50-foot wide public right-of-way, 66.9 feet to 71 feet, at the southwest corner of said Edgar Drive, the northwest corner of said 0.065 acre tract;

THENCE: S 78°38'26" W, with said right-of-way line of said Dignowity Avenue and with the south line of said N.C.B. 1195 and 1196, a distance of 203.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 13, Block 5 of N.C.B. 1195, and the southeast corner of Lot 14, Block 5 N.C.B. 1195, from which a found iron rod with cap marked "Lemkuhl" bears S 79°34' W a distance of 0.1 feet;

THENCE: N 00°10'42" W, departing the said south right-of-way line of said Dignowity and said south line of N.C.B. 1195, with the west line of said Lot 14 and with the east line of said Lot 15, a distance of 130.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of said Lot 15, from which a found iron rod with cap marked "Lemkuhl" bears S 79°34' W, a distance of 0.4 feet;

THENCE: S 79°34'00" W, with the north line of said Lot 14 and the south line of said Lot 6, a distance of 62.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the northeastern south right-of-way line of said Edgar Street, at the northwest corner of Lot 5, Block 5 N.C.B. 1195 recorded in Volume 6083, Pages 192-194 of Official Public Records of Real Property Bexar County, the northwest corner of Lot 13 Block 4 N.C.B. 1196 recorded in Volume 8164, Pages 1687-1688 of Official Public Records of Real Property Bexar County, Texas, and the northwest corner of said Lot 14, from which a found ½" iron rod with cap marked "Lemkuhl" bears S 42°11' W a distance of 0.3 feet;

THENCE: N 42°09'02" W, with the west line of said Lot 6 and east line of and Lot 5, a distance of 119.97 feet to set ½" iron rod with yellow cap marked "Pape-Dawson" on the northeastern south right-of-way line of said Edgar Street, at the northwest corner of said Lot 5 from which a found ½" iron rod with cap marked "Lemkuhl" bears S 79°31' W a distance of 0.3 feet;

THENCE: N 79°37'30" E, with said south right-of-way line of said Seguin Street, a distance of 126.24 feet to the POINT OF BEGINNING, and containing 1.679 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey description and map prepared under job number 9150-14 by Pape-Dawson Engineers, Inc.

I hereby certify to:
Richard Penard & Co. and Union Pacific Railroad,

that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. The field work was completed on May 29, 2014.

This 17th day of June 2014 A.D.

Registered Professional Land Surveyor
John Scott Nichols
Registration No. 4402
Email:SNichols@pape-dawson.com

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
555 EAST ANDREY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
TBPE FIRM REG. NO. F-10959 | TBPLS FIRM REG. NO. 10028801

LAND TITLE SURVEY

A 1.679 ACRE, OR 73,122 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF TRACT 1 FACTORY HOUSE, EDGAR STREET, AND LOTS 4, 5, 6, 7, AND 16 OF BLOCK 4, NEW CITY BLOCK (N.C.B.) 1196 AND LOTS 1 AND 10 THROUGH 15 AND 2, 3, 4, 5 AND 14 OF BLOCK 5, N.C.B. 1195, DESCRIBED IN CONVEYANCE AND RECORDED IN VOLUME 6184, PAGE 54-58 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND ALL OF EDGAR STREET, A 50-FOOT DEDICATED AND RIGHT-OF-WAY ALL SHOWN ON CITY ENGINEER EDGAR PLASTER 17, AND EDGAR STREET BETWEEN N.C.B. 1196 AND N.C.B. 1195 CLOSED AND ABANDONED IN VOLUME 1831, PAGES 434-435 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID EDGAR DRIVE BEING THE CALLED EDGAR STREET WERE NOW N.C.B. 1195 BLOCK 5 IS DEDICATED AND CONSTRUCTED AS THE VOLUME 1191, PAGES 128-129 AND VOLUME 1191, PAGES 130-131 AND ACCEPTED BY CITY ORDINANCE 40 IN VOLUME 1191, PAGE 141 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. SAID 1.679 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

BEGINNING AT A FOUND TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT (TYPE III) ON THE NORTH RIGHT-OF-WAY LINE OF SEGUIN STREET, A 50-FOOT WIDE PUBLIC RIGHT-OF-WAY, AT THE NORTHWEST CORNER OF LOT 3, BLOCK 4, N.C.B. 1196, 27.8 FEET RIGHT OF THE CENTERLINE OF SEGUIN STREET, NOW AN ANGLE OF THE SOUTH LINE OF INTERSTATE HIGHWAY 35 AND AT THE NORTHWESTERN CORNER OF THE VACATED PORTION OF EDGAR STREET, SHOWN AND DEDICATED IN VOLUME 1831, PAGES 434-435 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, FROM WHICH A FOUND MAG NAIL BEARS S 00°10' E, A DISTANCE OF 1.24 FEET;

THENCE: N 78°42'28" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SEGUIN STREET AND SOUTH LINE OF INTERSTATE HIGHWAY 35, AT 51.37 FEET PASSING THE NORTHEAST CORNER OF THE CLOSED PORTION OF EDGAR STREET AT THE NORTHWEST CORNER OF LOT 1 OF BLOCK 5, N.C.B. 1195, AND CONTINUING WITH THE NORTH LINE OF SAID N.C.B. 1195 AND SOUTH LINE OF SAID INTERSTATE HIGHWAY 35 AND SEGUIN STREET, FOR A TOTAL DISTANCE OF 277.33 FEET TO A SET ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" AT THE NORTHEAST CORNER OF EDGAR STREET, THE NORTHWEST CORNER OF LOT 4, BLOCK 5 AND A 0.279 ACRE TRACT SURVEYED CONCURRENTLY AND THE SAME NORTHERLY NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: S 00°10'42" E, DEPARTING THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 35 AND SAID NORTH LINE OF SAID N.C.B. 1195, WITH THE EAST RIGHT-OF-WAY LINE OF SAID EDGAR DRIVE AND THE WEST LINE OF SAID LOT 4 AND SAID 0.279 ACRE TRACT, A DISTANCE OF 22.01 FEET TO A SET ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" AT THE NORTH CORNER OF A 0.065 ACRE TRACT SURVEYED CONCURRENTLY BEING THAT TRACT DESCRIBED IN DEED RECORDED IN VOLUME 15063, PAGES 360-366 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, COMMON OWNERSHIP;

THENCE: ALONG A NON-TANGENT CURVE TO THE RIGHT, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID EDGAR DRIVE AND WITH THE EAST LINE OF SAID 0.065 ACRE TRACT AND A EAST LINE OF A 0.479 ACRE TRACT SURVEYED CONCURRENTLY AND RECORDED IN DEED RECORDED IN VOLUME 5068, PAGES 662-665 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID CURVE HAVING A RADIAL BEARING OF S 62°21'04" W, A RADIUS OF 995.53 FEET, A CENTRAL ANGLE OF 18°14'14", A CHORD BEARING AND DISTANCE OF S 38°33'58" W, 282.43 FEET, FOR AN ARC LENGTH OF 283.37 FEET TO A SET ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" FOR AN ANGLE;

THENCE: S 00°10'42" E, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF SAID EDGAR DRIVE, A DISTANCE OF 17.24 FEET TO A SET ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" ON THE NORTH RIGHT-OF-WAY LINE OF DIGNOWITY AVENUE, A NOMINAL 50-FOOT WIDE PUBLIC RIGHT-OF-WAY, 66.9 FEET TO 71 FEET, AT THE SOUTHEAST CORNER OF SAID EDGAR DRIVE, THE NORTHWEST CORNER OF SAID 0.065 ACRE TRACT;

THENCE: S 78°38'26" W, WITH SAID RIGHT-OF-WAY LINE OF SAID DIGNOWITY AVENUE AND WITH THE NORTH LINE OF SAID N.C.B. 1195 AND 1196, A DISTANCE OF 203.31 FEET TO A SET ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 5 OF N.C.B. 1195, AND THE SOUTHEAST CORNER OF LOT 14, BLOCK 5 N.C.B. 1195, FROM WHICH A FOUND IRON ROD WITH CAP MARKED "LEMKUHL" BEARS S 79°34' W A DISTANCE OF 0.1 FEET;

THENCE: N 00°10'42" W, DEPARTING THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID DIGNOWITY AND SAID SOUTH LINE OF N.C.B. 1195, WITH THE WEST LINE OF SAID LOT 14 AND WITH THE EAST LINE OF SAID LOT 15, A DISTANCE OF 130.00 FEET TO A SET ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" AT THE NORTHWEST CORNER OF SAID LOT 15, FROM WHICH A FOUND IRON ROD WITH CAP MARKED "LEMKUHL" BEARS S 79°34' W A DISTANCE OF 0.4 FEET;

THENCE: S 79°34'00" W, WITH THE NORTH LINE OF SAID LOT 14 AND THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 62.00 FEET TO A SET ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" ON THE NORTHEASTERN SOUTH RIGHT-OF-WAY LINE OF SAID EDGAR STREET, AT THE NORTHWEST CORNER OF SAID LOT 5 FROM WHICH A FOUND ½" IRON ROD WITH CAP MARKED "LEMKUHL" BEARS S 79°31' W A DISTANCE OF 0.3 FEET;

THENCE: N 42°09'02" W, WITH THE WEST LINE OF SAID LOT 6 AND EAST LINE OF AND LOT 5, A DISTANCE OF 119.97 FEET TO A SET ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" ON THE NORTHEASTERN SOUTH RIGHT-OF-WAY LINE OF SAID EDGAR STREET, AT THE NORTHWEST CORNER OF SAID LOT 5 FROM WHICH A FOUND ½" IRON ROD WITH CAP MARKED "LEMKUHL" BEARS S 79°31' W A DISTANCE OF 0.3 FEET;

THENCE: N 79°37'30" E, WITH SAID SOUTH RIGHT-OF-WAY LINE OF SAID SEGUIN STREET, A DISTANCE OF 126.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.679 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN CONJUNCTION WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 9150-14 BY PAPE-DAWSON ENGINEERS, INC.

JOB NO.	9150-14
DATE	JUNE 2014
CHECKED	JSN
DRAWN	GAG
CIVIL JOB NO.	6331-06
REFERENCE	UP TRACT
SHEET	1 OF 1

PROJECT NAME: WALTERS TRACT-UP

FIELD NOTES
FOR

A 1.679 acre, or 73,122 square feet more or less, tract of land comprised of that vacated portion of Edgar Street and Lots 6, 7, 8, 15 and 16 of Block 4, New City Block (N.C.B.) 1196 and Lot 1 and the remainder of Lots 2, 3, 4, 9 and 10 of Block 5, N.C.B. 1195, described in instrument and recorded in Volume 6104, Pages 54-58 of the Official Public Records of Real Property of Bexar County, Texas and all of Edgar Drive, a 40 foot easement and right-of-way all shown on City Engineers Map Number 17, said Edgar Street between N.C.B. 1195 and N.C.B. 1196 closed and abandoned in City Ordinance recorded in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, said Edgar Drive being that called Edgar Street over and across N.C.B. 1195 referred to in said Ordinance and established in that easement description recorded in Volume 1195, Pages 128-129 and accepted by City Ordinance recorded in Volume 1191, Page 141 of the Deed Records of Bexar County, Texas. Said 1.679 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found Texas Department of Transportation monument (Type III) on the south right-of-way line of Seguin Street, a 55.6 feet wide public right-of-way, at the northeast corner of Lot 8, Block 4, N.C.B. 1196, 27.8 feet right of the centerline of said Seguin Street, now an angle of the south line of Interstate Highway 35 and at the northwest corner of said vacated portion of Edgar Street, closed and abandoned in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, from which a found mag nail bears S 04°17' E, a distance of 1.2 feet;

THENCE: N 76°37'04" E, with the south right-of-way line of said Seguin Street and said Interstate Highway 35, at 51.37 feet passing the northeast corner of the closed portion of said Edgar Street at the northwest corner of Lot 1 of Block 5, N.C.B. 1195, and continuing with the north line of said N.C.B. 1195 and south line of said Interstate Highway 35 and Seguin Street, for a total distance of 277.33 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northeast corner of said Edgar Drive, the northwest corner of Lot 6, Block 5 and a 0.239 acre tract surveyed concurrently and the most northerly northeast corner of the herein described tract;

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH / DALLAS

2000 NW Loop 410 San Antonio, Texas 78213
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

THENCE: S 00°10'42" E, departing the said south right-of-way line of said Interstate Highway 35 and said north line of said N.C.B. 1195, with the east right-of-way line of said Edgar Drive and the west line of said Lot 6 and said 0.239 acre tract, a distance of 22.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the north corner of a 0.065 acre tract surveyed concurrently being that tract described in deed recorded in Volume 15083, Pages 350-365 of the Official Public Records of Real Property of Bexar County, Texas, surveyed concurrently;

THENCE: Along a non-tangent curve to the right, continuing with the east right-of-way line of said Edgar Drive and with the west line of said 0.065 acre tract and a west line of a 0.429 acre tract surveyed concurrently, described in deed recorded in Volume 5069, Pages 682-687 of the Official Public Records of Real Property of Bexar County, Texas, said curve having a radial bearing of N 65°15'08" W, a radius of 999.93 feet, a central angle of 16°14'14", a chord bearing and distance of S 32°51'59" W, 282.43 feet, for an arc length of 283.37 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for an angle;

THENCE: S 00°10'42" E, continuing with said east right-of-way line of said Edgar Drive, a distance of 17.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the north right-of-way line of Dignowity Avenue, a nominal 50-foot foot wide public right-of-way – 48.9 feet as found, at the southeast corner of said Edgar Drive, the southwest corner of said 0.429 acre tract

THENCE: S 76°38'26" W, with said right-of-way line of said Dignowity Avenue and with the south line of said N.C.B. 1195 and 1196, a distance of 203.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 15, Block 4 of N.C.B 1196, and the southeast corner of Lot 14, Block 4 N.C.B. 1196, from which a found iron rod with cap marked "Landmark" bears S 37°43' W a distance of 1.1 feet;

THENCE: N 00°10'42" W, departing the said north right-of-way line of said Dignowity and said south line of N.C.B. 1196, with the east line of said Lot 14 and with the west line of said Lot 15, a distance of 120.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of said Lot 15, from which a found iron rod with cap marked "Landmark" bears S 30°30' W a distance of 0.6 feet;

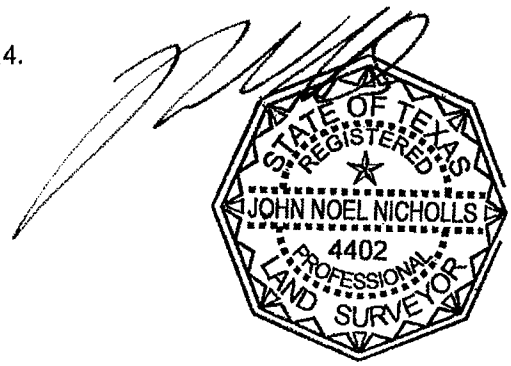
THENCE: S 76°38'26" W, with the north line of said Lot 14 and the south line of said Lot 6, a distance of 42.09 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 6, the southeast corner of Lot 5, Block 4 N.C.B. 1196 recorded in Volume 6095, Pages 192-194 of Official Public Records of Real Property Bexar County, the northeast corner of Lot 13 Block 4 N.C.B. 1196 recorded in Volume 4588, Pages 1887-1888 of Official Public

Records of Real Property Bexar County, Texas, and the northwest corner of said Lot 14, from which a found ½" iron rod with cap marked "Landmark" bears S 32°11' W a distance of 0.5 feet;

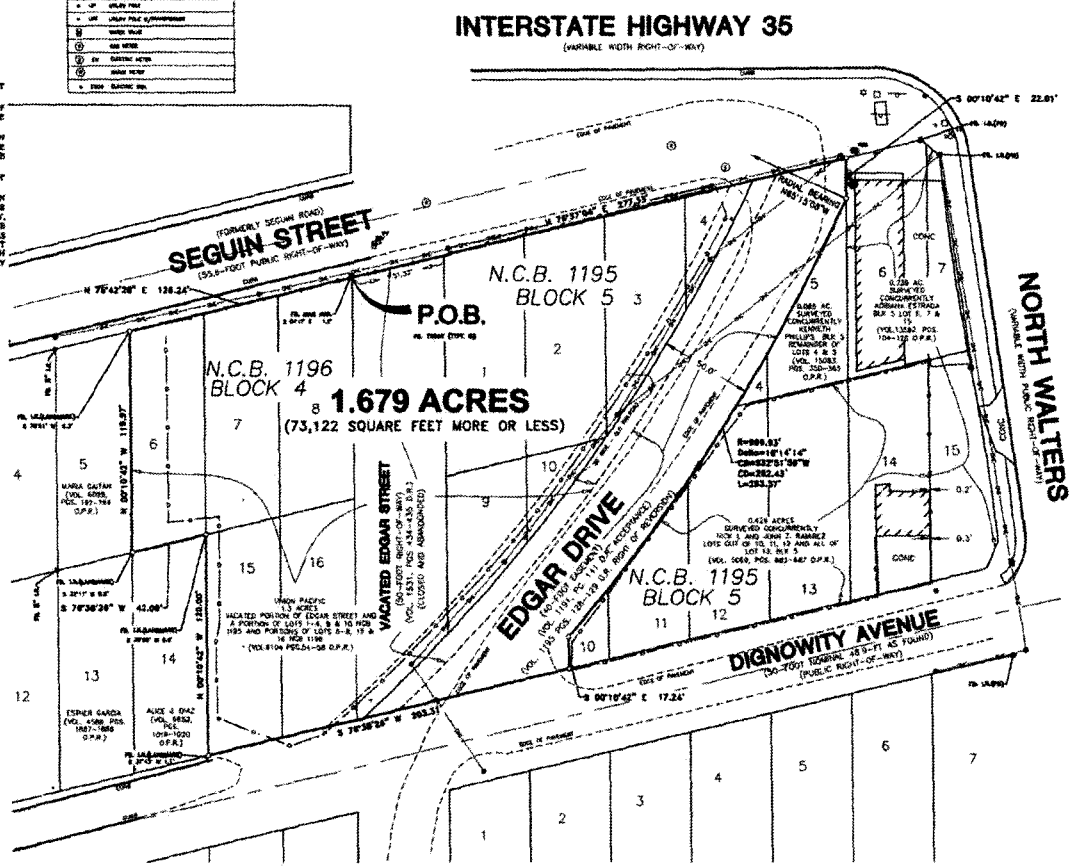
THENCE: N 00°10'42" W, with the west line of said Lot 6 and east line of said Lot 5, a distance of 119.97 feet to set ½" iron rod with yellow cap marked "Pape-Dawson" on the aforementioned south right-of-way line of said Seguin Street, at the northeast corner of said Lot 5 from which a found ½" iron rod with cap marked "Landmark" bears S 78°51' W a distance of 0.3 feet;

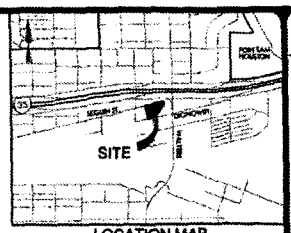
THENCE: N 76°42'30" E, with said south right-of-way line of said Seguin Street, a distance of 126.24 feet to the POINT OF BEGINNING, and containing 1.679 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9150-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 17, 2014, October 27, 2014.
JOB NO. 9150-14
DOC. ID. FN9150-14 Tract 1.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



Z2014260





LOCATION MAP
NOT-TO-SCALE

SCALE: 1" = 30'

0' 30' 60' 90'

SYMBOL LEGEND

LINE LEGEND

LEGEND

NOTES:

1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THIS LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
4) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
5) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0040G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV. ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

REFERENCES:
This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. #1-141177 — First American Title Company
Effective Date: January 10, 2014
Date Issued: January 20, 2014

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

10b. Industrial Solid Waste Disposal Site Deed Recordation recorded in Volume 6104, Page 54, Real Property Records of Bexar County, Texas (Applies)

10c. Texas Risk Reduction Program Deed Notice recorded in Volume 15635, Page 1600, Real Property Records of Bexar County, Texas (Applies)

FIELD NOTES

A 1.679 acre, or 73,122 square feet more or less, tract of land comprised of that vacated portion of Edgar Street and Lots 4, 7, 5, 15 and 14 of Block 5, Irene City Block (N.C.B.) 1195 and Lot 1 and the remainder of Lots 2, 3, 8, 9 and 16 of Block 4, N.C.B. 1196, described in Warranty Deed recorded in Volume 6104, Page 54 of the Official Public Records of Real Property of Bexar County, Texas and all of Edgar Drive, a 50 foot dedicated right-of-way as shown on City Dedication Map Number 71, note Edgar Street between N.C.B. 1196 and N.C.B. 1195 closed and abandoned in City Ordinance recorded in Volume 1831, Pages 434-436 of the Deed Records of Bexar County, Texas, and Edgar Drive being that vacated Edgar Street over and across N.C.B. 1195 subject to and reserved by City Ordinance recorded in Volume 1793, Page 111 of the Deed Records of Bexar County, Texas, field 1.679 acre tract being bounded by Interstate Highway 35 (Variable Width Public Right-of-Way), Seguin Avenue (55.8-foot Public Right-of-Way), and Dignowity Avenue (50-foot Terminal 48.9-Ft. Public Right-of-Way) and being more particularly described as follows:

BEGINNING: At a found Texas Department of Transportation monument (Type III) on the south right-of-way line of Bypass Interstate Highway 35 (Variable Width Public Right-of-Way), of the intersection of Lot 1, Block 5, N.C.B. 1195, 37.0 feet east of the intersection of said Bypass Street, and an angle of the south line of Interstate Highway 35 and at the northwest corner of a 0.085 acre tract surveyed concurrently, being the tract described in Deed recorded in Volume 13083, Page 232-363 of the Official Public Records of Real Property of Bexar County, Texas, for a found iron rod with yellow cap marked "Pape-Dawson" at the northeast corner of said Edgar Street, the northwest corner of Lot 4, Block 5 and a 0.728 acre tract surveyed concurrently and the most northerly northwest corner of the herein described tract;

THENCE: N 76°42'26" E, crossing the said south right-of-way line of said Interstate Highway 35 and said north line of said N.C.B. 1195, with the east right-of-way line of said Edgar Drive and the west line of said Lot 4 and said 0.085 acre tract, a distance of 22.01 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" in the north corner of a 0.065 acre tract surveyed concurrently being the tract described in deed recorded in Volume 13083, Pages 232-363 of the Official Public Records of Real Property of Bexar County, Texas, surveyed concurrently;

THENCE: Along a non-tangent curve to the left, continuing with the east right-of-way line of said Edgar Drive and with the west line of said 0.085 acre tract and a portion of Lot 4, a distance of 283.37 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the south right-of-way line of Dignowity Avenue, a 50-foot wide public right-of-way, said curve to have, the following elements: a radius of 989.93 feet, a central angle of 16°16'14", a chord bearing and distance of S 32°51'56" W, a chord of 282.43 feet, an arc length of 283.37 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" for an angle;

THENCE: S 00°10'42" E, continuing with said east right-of-way line of said Edgar Drive, a distance of 17.24 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the south right-of-way line of Dignowity Avenue, a 50-foot wide public right-of-way, at 48.9 feet to found, at the intersection of said Edgar Drive and said Dignowity Avenue, the end of said curve and;

THENCE: S 76°38'26" W, with said right-of-way line of said Dignowity Avenue and with the south line of said N.C.B. 1196 and 1196, a distance of 393.51 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 15, the southeast corner of said Lot 14, Block 5 of N.C.B. 1195, from which a found iron rod with cap marked "Lombardo" bears S 76°38'26" W a distance of 11.2 feet;

THENCE: N 00°10'42" W, departing the said south right-of-way line of said Dignowity and said south line of N.C.B. 1196, with the east line of said Lot 14 and with the west line of said Lot 15, a distance of 119.97 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of said Lot 15, from which a found iron rod with cap marked "Lombardo" bears S 76°38'26" W a distance of 0.6 feet;

THENCE: S 76°38'26" W, with the south line of said Lot 14 and the south line of said Lot 4, a distance of 42.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 4, the southeast corner of Lot 3, Block 4 N.C.B. 1196 recorded in Volume 9525, Page 1-36 of the Official Public Records of Real Property Bexar County, the northwest corner of Lot 13 Block 5 N.C.B. 1195 recorded in Volume 6098, Pages 197-199 of Official Public Records of Real Property Bexar County, Texas, and the southwest corner of said 14, from which a found 1/2" iron rod with cap marked "Lombardo" bears S 76°38'26" W a distance of 0.3 feet;

THENCE: N 00°10'42" W, with the west line of said Lot 4 and the east line of said Lot 3, a distance of 119.97 feet to an 1/2" iron rod with yellow cap marked "Pape-Dawson" on the intersection of south right-of-way line of said Bypass Street, at the northwest corner of said Lot 3 from which a found 1/2" iron rod with cap marked "Lombardo" bears S 76°38'26" W a distance of 0.3 feet;

THENCE: N 76°42'26" E, with said south right-of-way line of said Bypass Street, a distance of 136.24 feet to the POINT OF BEGINNING, and containing 1.679 acres in the City of San Antonio, Bexar County, Texas. Field note being described in accordance with a survey made on the ground and a survey description and map prepared under Job number 9150-14 by Pape-Dawson Engineers, Inc.

I hereby certify to:
Richard Peacock & Co. and Union Pacific Railroad,

that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. The field work was completed on May 29, 2014.

This 17th day of June 2014 A.D.

Registered Professional Land Surveyor
John Noel Stodola
Registration No. 4402
Email: JohnStodola@pape-dawson.com

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
FIRM REG. BY PROFESSIONAL ENGINEERS, PRN REGISTRATION / F-10

LAND TITLE SURVEY

JOB NO. 9150-14
DATE JUNE 2014
CHECKED JNS DRAWN BAM
CAD JOB NO. 5321-05
REFERENCE: UP TRACT
SHEET 1 OF 1

PROJECT NAME: WALTERS TRACT-UP

Z2014260

LEGEND

(ut.)	PUBLIC TELEPHONE
CONC.	CONCRETE
R/W	RIGHT OF WAY
PL	PLATED
PA	PARTIAL
1/2"	1/2" IRON ROD
PKD	PARK-DRIVEN DAT

SURVEYOR'S ABBREVIATIONS

N.C.B.	NEW CITY BLOCK (BEXAR COUNTY, TEXAS)
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

NOTES:

1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
4) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
5) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0465G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV. ZONE X (UNSHADED) DEFINED AS "OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. # 1-14117A — Stewart Title Guaranty Company
Effective Date: January 14, 2014
Date Issued: January 21, 2014

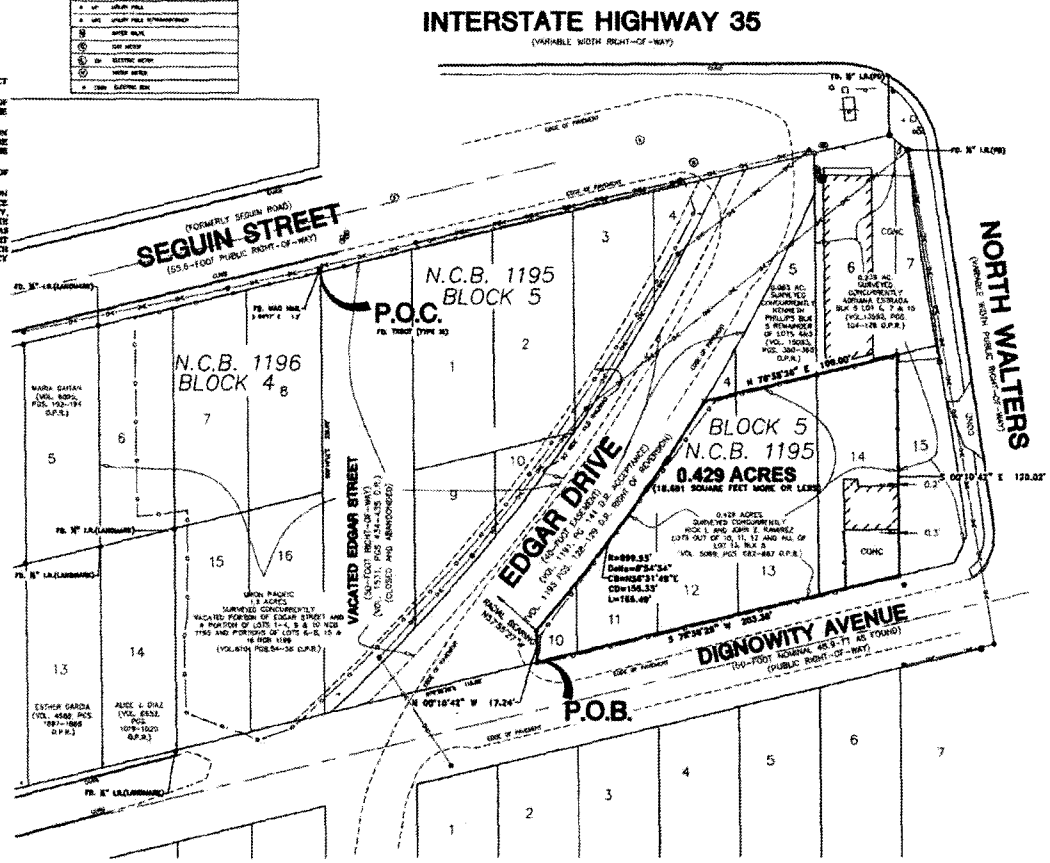
Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of the survey are shown.

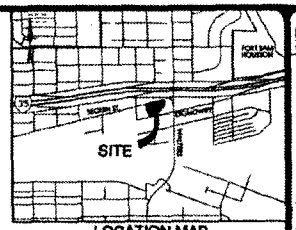
SYMBOL LEGEND

	FIRE HYDRANT
	GAS VALVE
	LIGHT POLE
	GATE
	WASTEWATER SERVICE MANHOLE
	TRAFFIC SIGNAL MANHOLE
	UTILITY POLE
	UTILITY POLE W/TRANSFORMER
	WATER WELL
	GAS METER
	ELECTRIC METER
	UNKNOWN METER
	ELECTRIC BOX

LINE LEGEND

	OVERHEAD ELECTRIC
	CHAIN LINK FENCE





0' 30' 60' 90'
SCALE: 1"= 30'

FIELD NOTES
FOR

A 0.429 acre, or 18,681 square feet more or less, tract of land being comprised of remaining portions of Lots 10, 11, 12, and of Lot 13 of New City Block (N.C.B.) 1195, described in deed recorded in Volume 3005, Pages 663-667 of the Official Public Records of Real Property Bexar County, Texas, and all of Lot 14 N.C.B. 1195, recorded in Volume 4596, Pages 752-756 of the Official Public Records of Real Property Bexar County, Texas. Said 0.429 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00. [illegible]

COMMENCING: At a found Texas Department of Transportation monument (Type III) on the south right-of-way line of Seguin Street, a 55.6 foot wide public right-of-way, at the northwest corner of Lot 8, Block 4, N.C.B. 1196, 27.2 feet right of the centerline of said Seguin Street, now on angle of the south line of Interstate Highway 35 and at the northwest corner of said vacated portion of Edgar Street, closed and abandoned in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, from which a found iron rod bears S 04°17' E, a distance of 1.2 feet;

THENCE: S 00°19'42" E, departing said south right-of-way line of said Seguin Street and Interstate Highway 35, with the west line of said vacated portion of Edgar Street, for and from of Lot 8 and Lot 16, Block 4 N.C.B. 1196, a distance of 739.82 feet to a point on the north right-of-way line of Dignowity Avenue, a nominal 50-foot public right-of-way - found on 40.9 feet, the southeast corner of said Lot 16 and the southwest corner of said vacated portion of Edgar street;

THENCE: N 76°36'26" E, with said south right-of-way line of said Dignowity Avenue and the south line of N.C.B. 1195, a distance of 115.60 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the southwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE: N 00°10'42" W, departing said south right-of-way line of said Dignowity Avenue, with the west line of Edgar Drive, a 40 foot easement and right-of-way, a distance of 17.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", for a point of non-tangency;

THENCE: Along a non-tangent curve to the left, commencing with the west line of said Edgar Drive, said curve having a radial bearing of N 09°00'54" W, a radius of 999.95 feet, a central angle of 08°24'34", a chord bearing and distance of N 59°31'09" E, 130.33 feet, for an arc length of 133.49 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of the herein described tract;

THENCE: N 76°36'26" E, departing said east right-of-way line of said Edgar Drive, with the south line of a 0.063 acre tract, surveyed concurrently, to a set ½" iron rod with yellow cap marked "Pape-Dawson", a distance of 199.00 feet for the northeast corner of said Lot 14, the northwest corner of Lot 15, Block 5 N.C.B. 1195, the southeast corner of Lot 9, Block 5 N.C.B. 1195, the southwest corner of Lot 7 and the northeast corner of the herein described tract;

THENCE: S 00°10'42" E, with the east line of said Lot 14 and the west line of said Lot 15, Block 5 N.C.B. 1195, a distance of 120.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on said south right-of-way line of said Dignowity Avenue, at the southeast corner of said Lot 14, the southwest corner of said Lot 15 and the southeast corner of the herein described tract;

THENCE: S 76°36'26" W, with said south right-of-way line of said Dignowity Avenue, the south line of said N.C.B. 1195, a distance of 203.36 feet to the POINT OF BEGINNING, and containing 0.429 acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under Job number 9150-14 by Pape-Dawson Engineers, Inc.

I hereby certify to:
Richard Peacock & Co., Nick L and John Z. Ramirez,

that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. The field work was completed on May 29, 2014;

This 17th day of June 2014 A.D.

STATE OF TEXAS
NICHOLAS WIBBELS
5942
REGISTERED
PROFESSIONAL LAND SURVEYOR

Nicholas Paul Wibbels
Registered Professional Land Surveyor
Registration No. 5942
Email: NWibbels@pape-dawson.com

NO.	DESCRIPTION	DATE

PAPE-DAWSON ENGINEERS
2451 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS FIRM REGISTRATION # 10028-00

LAND TITLE SURVEY

A 0.429 ACRE, OR 18,681 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING COMPRISED OF REMAINING PORTIONS OF LOTS 10, 11, 12, AND OF LOT 13 OF NEW CITY BLOCK (N.C.B.) 1195, DESCRIBED IN DEED RECORDED IN VOLUME 3005, PAGES 663-667, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND ALL OF LOT 14 N.C.B. 1195, RECORDED IN VOLUME 4596, PAGES 752-756 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

JOB NO. 9150-14
DATE JUNE 2014
CHECKED JOE DRAWN DSB
CIVIL JOB NO. 9931-06
REFUNDING RAMIREZ TRACT
SHEET 1 OF 1

PROJECT NAME: WALTERS TRACT-RAMIREZ

Z2014260

FIELD NOTES

FOR

A 0.429 acre, or 18,681 square feet more or less, tract of land being comprised of remaining portions of Lots 10, 11, 12, all of Lot 13 of New City Block (N.C.B.) 1195, described in deed recorded in Volume 5069, Pages 682-687 of the Official Public Records of Real Property Bexar County, Texas, and all of Lot 14 N.C.B. 1195, recorded in Volume 4290, Pages 725-726 of the Official Public Records of Real Property Bexar County, Texas. Said 0.429 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found Texas Department of Transportation monument (Type III) on the south right-of-way line of Seguin Street, a 55.6 feet wide public right-of-way, at the northeast corner of Lot 8, Block 4, N.C.B. 1196, 27.8 feet right of the centerline of said Seguin Street, now an angle of the south line of Interstate Highway 35 and at the northwest corner of said vacated portion of Edgar Street, closed and abandoned in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, from which a found mag nail bears S 04°17' E, a distance of 1.2 feet;

THENCE: S 00°10'42" E, departing said south right-of-way line of said Seguin Street and Interstate Highway 35, with the west line of said vacated portion of Edgar Street, the east lines of Lot 8 and Lot 16, Block 4 N.C.B. 1196, a distance of 239.82 feet to a point on the north right-of-way line of Dignowity Avenue, a nominal 50-foot public right-of-way – found as 48.9 foot, the southeast corner of said Lot 16 and the southwest corner of said vacated portion of Edgar Street;

THENCE: N 76°38'26" E, with said north right-of-way line of said Dignowity Avenue and the south line of N.C.B. 1195, a distance of 115.60 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the southwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE: N 00°10'42" W, departing said north right-of-way line of said Dignowity Avenue, with the east line of Edgar Drive, a 40 foot easement and right-of-way, a distance of 17.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", for a point of non-tangency;

THENCE: Along a non-tangent curve to the left, continuing with the east line of said Edgar Drive, said curve having a radial bearing of N 49°00'54" W, a radius of 999.93 feet, a central angle of 08°54'34", a chord bearing and distance of N 36°31'49" E, 155.33 feet, for an arc length of 155.49 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of the herein described tract;

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

Z2014260

THENCE: N 76°38'26" E, departing said east right-of-way line of said Edgar Drive, with the south line of a 0.065 acre tract, surveyed concurrently, to a set ½" iron rod with yellow cap marked "Pape-Dawson", a distance of 108.00 feet for the northeast corner of said Lot 14, the northwest corner of Lot 15, Block 5 N.C.B. 1195, the southeast corner of Lot 6, Block 5 N.C.B. 1195, the southwest corner of Lot 7 and the northeast corner of the herein described tract;

THENCE: S 00°10'42" E, with the east line of said Lot 14 and the west line of said Lot 15, Block 5 N.C.B. 1195, a distance of 120.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on said north right-of-way line of said Dignowity Avenue, at the southeast corner of said Lot 14, the southwest corner of said Lot 15 and the southeast corner of the herein described tract;

THENCE: S 76°38'26" W, with said north right-of-way line of said Dignowity Avenue and the south line of said N.C.B. 1195, a distance of 203.36 feet to the POINT OF BEGINNING, and containing 0.429 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9150-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 17, 2014
JOB NO. 9150-14
DOC. ID. N:\Survey14\14-9100\9150-14\Word\FN 9150-14 Tract 4.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR