LEF:mb
05/21/15
Item No. 12.

AN ORDINANCE 2015-05-21-0431

FOR THE REDLAND ROAD NORTH (LOOP 1604 TO RIDGEWOOD PARKWAY) PROJECT, A 2012-2017 BOND PROGRAM-FUNDED PROJECT, LOCATED IN COUNCIL DISTRICT 9, AUTHORIZING THE ACQUISITION, THROUGH NEGOTIATION OR CONDEMNATION, OF APPROXIMATELY 3.7859 ACRES FOR INTERESTS IN LAND SUFFICIENT FOR PROJECT PURPOSES IN A PORTION OF 12 PARCELS OF PRIVATELY-OWNED REAL PROPERTY LOCATED IN NCB 15671, NCB 17586, NCB 17866 AND NCB 17867; AND DECLARING IT TO BE A PUBLIC USE PROJECT FOR THE ACQUISITION AND AUTHORIZING EXPENDITURES NOT TO EXCEED $1,750,000.00, PAYABLE TO THE SELECTED TITLE COMPANY, FOR LAND, RELOCATION, LITIGATION EXPENSES AND ASSOCIATED TITLE FEES.

* * * * *

WHEREAS, the City of San Antonio ("City") requires the acquisition of approximately 3.7859 acres of privately-owned real property by negotiation or condemnation, if necessary, for the construction of the Redland Road North (Loop 1604 to Ridgewood Parkway) Project; and

WHEREAS, this Project is in the best interest of the health, safety and welfare of the public; and

WHEREAS, it is necessary to obtain and acquire easement interests of privately owned real property as part of the Project as further described in SECTION 1 below; and

WHEREAS, the acquisitions of these portions of parcels are necessary in order to complete the Redland Road North (Loop 1604 to Ridgewood Parkway) Project that will provide continuous turn lane in sections with bike lanes, curbs, sidewalks, driveway approaches, traffic-signal improvements and drainage improvements; and

WHEREAS, funds for the property acquisitions are available from previously authorized 2012-2017 Bond Program; **NOW THEREFORE,**

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

SECTION 1. A public use and necessity is hereby declared for the City of San Antonio to acquire easement interests of privately owned real property in Council District 9, by negotiation or condemnation, as part of the Redland Road North (Loop 1604 to Ridgewood Parkway) Project of approximately 3.7859 acres in a portion of twelve parcels as described below:

Parcel Number	Legal Description
19236	0.0597 acre (2,600.60 sq. ft.) out of CB 4952, NCB 17867, being a portion of Lot 14
19237	0.0240 acre (1,043.60 sq. ft.) out of CB 4952, NCB 15671, being a portion of a 6.8317 acre tract of land
19238	0.0417 acre (1,814.32 sq. ft) out of CB 4952, NCB 15671, being a portion of a 0.0851 acre tract of land
19240A	0.1267 acre (5,519.13 sq. ft.) out of CB 4952, NCB 15671, being a portion of a 4.42 acre tract of land
19240B	0.3067 acre (13,358.15 sq. ft.) out of CB 4952, NCB 15671, being a portion a of 4.42 acre tract of land
19243	0.3791 acre (16,512.22 sq. ft.) out of CB 4949, NCB 17586, being a portion of 10.20 acre tract of land
19244	0.1738 acre (7,572.36 sq. ft.) out of CB 4949 and CB 4952, NCB 17866, being a portion of Lot 1
19245	0.2125 acre (9,254.85 sq. ft.) out of CB 4952, NCB 17866, being a portion of Lot 7
19246	0.2185 acre (9,518.56 sq. ft.) out of CB 4952, NCB 17866, being a portion of Lot 6
19247	0.4813 acre (20,964.96 sq. ft.) out of CB 4952, NCB 17866, being a portion of Lot 2
19248	0.2327 acre (10,137.34 sq. ft.) out of CB 4952, NCB 17866, being a portion of Lot 3
19252	1.5292 acre (66,619.51 sq. ft.) out of CB 4952, being all those tracts X-10 (0.017 acre) and X-11 (0.380 acres) conveyed to Louis A. Yates and being a portion of Tract 3 (21.25 acres) conveyed John Griffin Yates Jr.

The Project is depicted in **Exhibit A** and more particularly described by metes and bounds in **Exhibits B through M** and incorporated herein for all purposes. Collectively, the properties may be referred to as the "Property."

SECTION 2. The City Manager, or her designee, is hereby authorized to direct the City Attorney to institute and prosecute to conclusion all necessary proceedings to condemn such properties if the City of San Antonio is unable to acquire through negotiation by reason of its inability to agree with the owners thereof as to the value of such property, or for any other reason, and to take any other legal action deemed necessary by the City Attorney to accomplish these purposes.

SECTION 3. Payment in the amount not to exceed $1,750,000.00 is authorized to be encumbered and made payable to the selected title company for land, relocation, litigation expenses and associated title fees of 12 parcels of privately owned real property of land located in NCB 15671, 17586, 17866 and 17867 in Council District 9 in Bexar County, Texas. Payment is limited to the available amounts budgeted in SAP Fund 45099000, General Obligation Capital Projects per table listed below:

Project Number	Project Name	Amount
40-00314	Redland Rd North (1604 to Ridgewood Pkwy)	$1,165,000.00
40-00426	Redland Rd N (1604-RidgewoodPkwy) Drainage	$585,000.00

SECTION 4. The financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio. The Director of Finance, may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific SAP Fund Numbers, SAP Project Definitions, SAP WBS Elements, SAP Internal Orders, SAP Fund Centers, SAP Cost Centers, SAP Functional Areas, SAP Funds Reservation Document Numbers, and SAP GL Accounts as necessary to carry out the purpose of this Ordinance.

SECTION 5. The City staff is hereby directed to negotiate with the owner(s) of the respective parcels for the acquisition of the Property at fair market value, to execute sales agreements purchasing the property from the owners as the owners are identified by a Commitment for Issuance of Title Insurance issued by a title insurance company authorized to conduct such practice in the State of Texas and in Bexar County or by Order of a Court of competent jurisdiction and to finalize such purchases on behalf of the City of San Antonio. The City Council finds that it is in the best interest to obtain the Property from whomever holds legal and equitable title as identified according to the procedure adopted through this Ordinance and the Director of Finance is directed to disburse funds in accordance herewith.

SECTION 6. In the event that the City negotiations fail and staff is unable to acquire one or more parcels from the property owner by negotiation or for any other reason, the City Manager, through the City Attorney and/or designated special counsel under the direction of the City Attorney, are hereby authorized and directed to institute and prosecute to conclusion all necessary proceedings to condemn the property. The City Attorney is hereby authorized to retain the services of any law firm selected by the City Attorney as special counsel, as may be needed from time to time, and to pay for the services rendered from the appropriations set aside herein or such other appropriations as may be made for the purpose.

SECTION 7. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED and **APPROVED** this 21 day of May, 2015.

Ivy R. Taylor

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

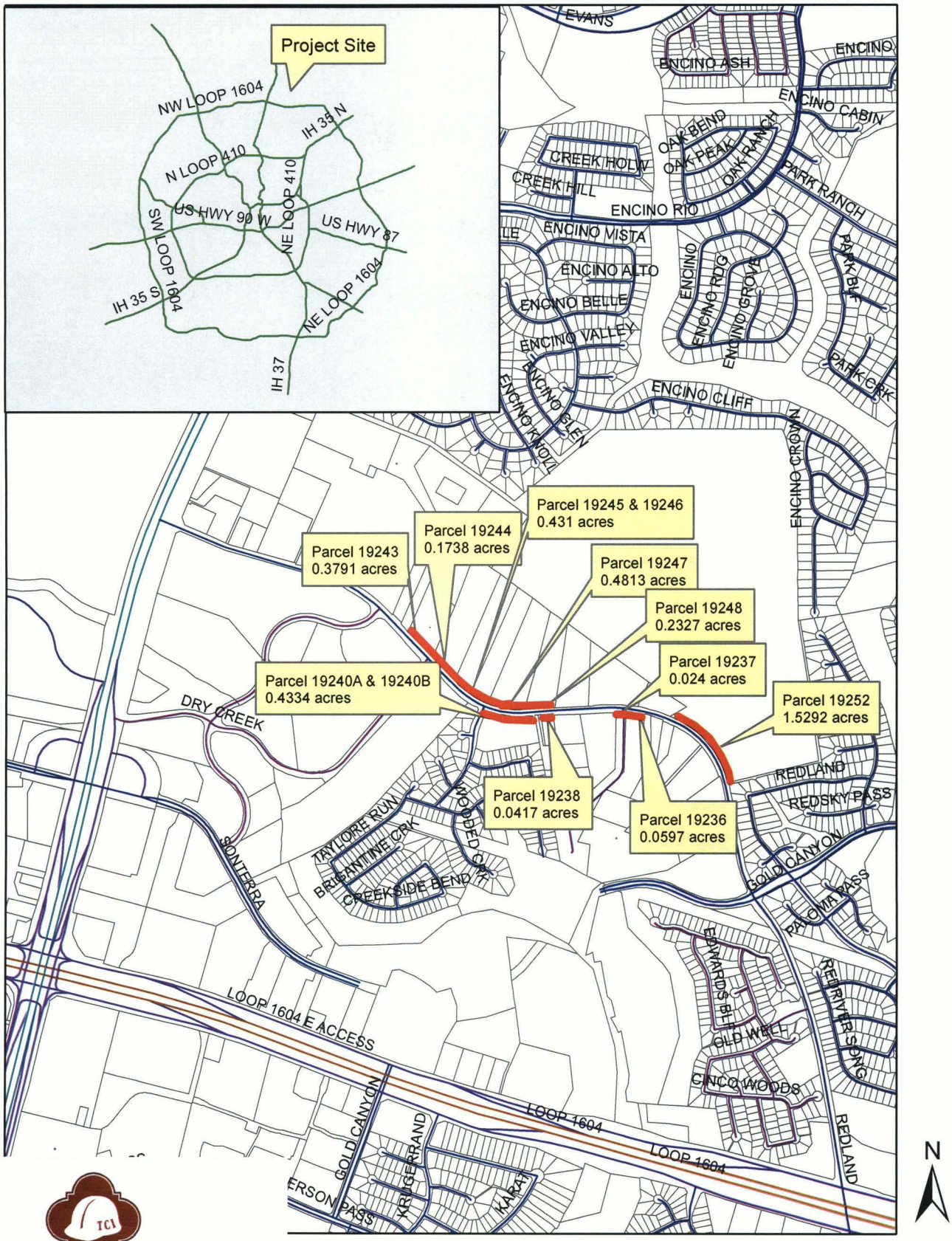
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**12**
Date:	05/21/2015
Time:	10:23:37 AM
Vote Type:	Motion to Approve
Description:	An Ordinance for the Redland Road North (Loop 1604 to Ridgewood Parkway) Project, a 2012-2017 Bond Program-funded project, located in Council District 9, authorizing the acquisition, through negotiation or condemnation, of approximately 3.7859 acres for interests in land sufficient for Project purposes in a portion of 12 parcels of privately-owned real property; and declaring it to be a public use project for the acquisition and authorizing expenditures not to exceed $1,750,000.00, payable to the selected title company, for land, relocation, litigation expenses and associated title fees. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Trevino	District 1		x				
Alan Warrick	District 2		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			x	
Michael Gallagher	District 10		x				x

Redland Road North (Loop 1604 to Ridgewood Parkway



CITY OF SAN ANTONIO
TRANSPORTATION & CAPITAL IMPROVEMENTS

Portion to be acquired (Not drawn to scale)

EXHIBIT "A"

Date: January 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19236

FIELD NOTES DESCRIPTION
0.0597 Acres
2,600.60 Square Feet
Right of Way Easement

A 0.0597 Acre, 2,600.60 Square Feet Tract of land situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, N.C.B. 17867, being a portion of Lot 14 – Amending Plat of WPO Antlers Subdivision as shown on a plat recorded in Volume 9660, Page 98, Deed and Plat Records, Bexar County, Texas, being the same property conveyed to Redland Partners, a Texas General Partnership in Volume 9351, Page 473 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (13,774,329.159, E = 2,143,788.668) with cap marked "RPLS 5142" found on the Southern line of Redland Road (R.O.W. Varies) for the Northeastern corner of said Lot 14, for the Northeastern corner of this easement;

THENCE: S 00°30'22" W – 13.31 feet along the Eastern line of said Lot 14 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Northeastern corner of Lot 21, N.C.B. 17867 – Amending Plat of WPO Antlers Subdivision as shown on said plat recorded in Volume 9660, Page 98, for the Southeastern corner of this easement;

THENCE: Across said Lot 14, with a curve to the left having a Delta angle of 08°14'55", a Radius of 1389.69 feet, an Arc length of 200.07 feet and a Chord bearing of N 81°05'32" W – 199.90 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of that certain 6.8317 acre tract of land conveyed to Northeast Armstrong McCall, Inc. in Volume 14225, Page 1919 of the Official Public Records of Real Property of Bexar County, Texas, for the Southwestern corner of this easement;

THENCE: N 00°30'22" E – 13.04 feet along the Western line of said Lot 14, the Eastern line of the said 6.8317 acre tract to a ½ inch iron rod (N = 13,774,359.834, E = 2,143,591.181) with yellow plastic cap marked "Ford Eng Inc" set for the Northwestern corner of said Lot 14, the Northeastern corner of the said 6.8317 acre tract, for the Northwestern corner of this easement, from which a bent ½ inch iron rod found for the Northwestern corner of the said 6.8317 acre tract bears with a curve to the left having a Delta angle of 03°16'45", a Radius of 1402.69 feet, an Arc length of 80.28 feet and a Chord bearing of N 86°53'45' W – 80.27 feet;

EXHIBIT "B"

THENCE: Along the Northern line of said Lot 14, the Southern line of said Redland Road, a curve to the right having a Delta angle of 08°10'14", a Radius of 1402.69 feet, an Arc length of 200.02 feet and a Chord bearing of S 81°10'16" E – 199.86 feet to the **POINT OF BEGINNING** and containing 0.0597 Acres, 2,600.60 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19236.docx

BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

PROJECT: Redland Road North
NCB 17867 LOT 14
PARCEL NO.: 19236

LEGEND

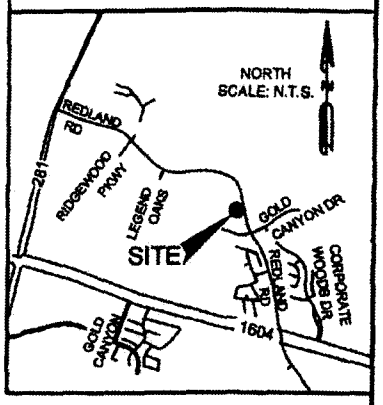
These standard symbols will be found in the drawing.

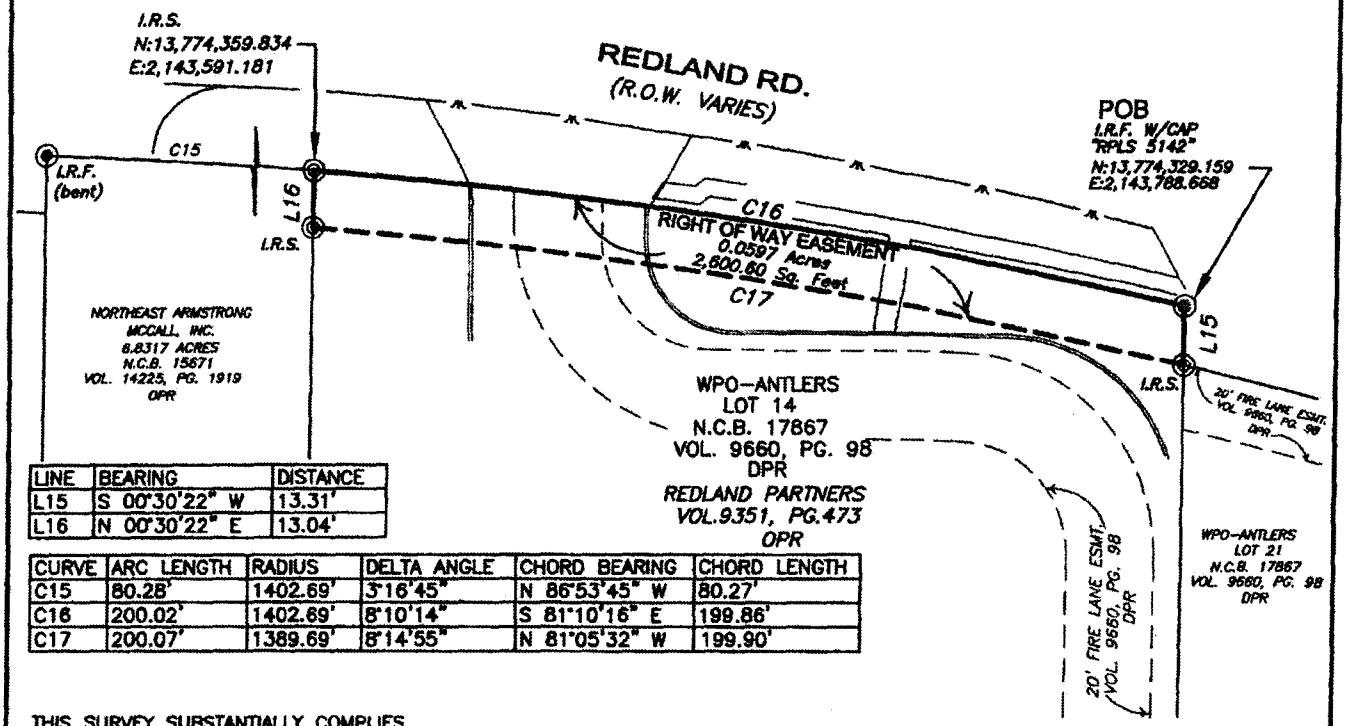
- I.R.F. 1/2" IRON ROD FOUND
- I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

SCALE: 1" = 40'





LINE	BEARING	DISTANCE
L15	S 00°30'22" W	13.31'
L16	N 00°30'22" E	13.04'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C15	80.28'	1402.69'	3°16'45"	N 86°53'45" W	80.27'
C16	200.02'	1402.69'	8°10'14"	S 81°10'16" E	199.86'
C17	200.07'	1389.69'	8°14'55"	N 81°05'32" W	199.90'

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

PLAT SHOWING
RIGHT OF WAY EASEMENT
0.0597 ACRES (2,600.60 SQ.FEET)

SITUATED IN THE DOMINGO LOSOYA SURVEY No. 354-1/2, ABSTRACT No.451, COUNTY BLOCK 4952 AND BEING A PORTION OF LOT 14 OF THE WPO-ANTLERS SUBDIVISION, N.C.B. 17867 RECORDED IN VOLUME 9660, PAGE 98 OF THE DEED AND PLAT RECORDS BEING THE SAME PROPERTY CONVEYED TO REDLAND PARTNERS RECORDED IN VOLUME 9351, PAGE 473 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

REX L. HACKETT
DATE: 01/08/2014
PROJECT No.:2350.00
DRAWN BY:EL

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

FORD ENGINEERING INC.
ENGINEERING * SURVEYING * PLANNING
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

FILE No.:2350.00_PARCEL 19236.DWG

Date: January 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19237

FIELD NOTES DESCRIPTION
0.0240 Acres
1,043.60 Square Feet
Right of Way Easement

A 0.0240 Acre, 1,043.60 Square Feet Tract of land situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, N.C.B. 15671, being a portion that certain 6.8317 acre tract of land conveyed to Northeast Armstrong McCall, Inc. in Volume 14225, Page 1919 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a bent ½ inch iron rod (13,774,364.180, E = 2,143,511.029) found on the Southern line of Redland Road (R.O.W. Varies) for the Northwestern corner of the said 6.8317 acre tract, for the Northwestern corner of this easement;

THENCE: Along the Southern line of said Redland Road, the Northern line of the said 6.8317 acre tract, a curve to the right having a Delta angle of 03°16'45", a Radius of 1402.69 feet, an Arc length of 80.28 feet and a Chord bearing of S 86°53'45" E – 80.27 feet to a ½ inch iron rod (N = 13,774,359.834, E = 2,143,591.181) with yellow plastic cap marked "Ford Eng Inc" set for the Northeastern corner of the said 6.8317 acre tract, the Northwestern corner of Lot 14, N.C.B. 17867 – Amending Plat of WPO Antlers Subdivision as shown on a Plat recorded in Volume 9660, Page 98 of the Deed and Plat Records of Bexar County, Texas, for the Northeastern corner of this easement;

THENCE: S 00°30'22" W – 13.04 feet along the Eastern line of the said 6.8317 acre tract, the Western line of said Lot 14 to a ½ iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Southeastern corner of this easement;

THENCE: Across the said 6.8317 acre tract of land, a curve to the left having a Delta angle of 03°18'35", a Radius of 1389.69 feet, an Arc length of 80.27 feet and a Chord bearing of N 86°52'17" W – 80.26 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Western line of the said 6.8317 acre tract, for the Northeastern corner of Lot 17, N.C.B. 17867 – Mission Equipment Subdivision as shown on a plat recorded in Volume 8245, Page 178 of the Deed and Plat Records of Bexar County, Texas, for the Southwestern corner of this easement, from which a ½ inch iron rod found for a corner angle point of the said 6.8317 acre tract bears S 00°27'55" W – 571.20 feet;

EXHIBIT "C"

THENCE: N 00°27'55" E – 13.00 feet along the Western line of the said 6.8317 acre tract to the **POINT OF BEGINNING** and containing 0.0240 Acres, 1,043.60 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19237.docx

BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

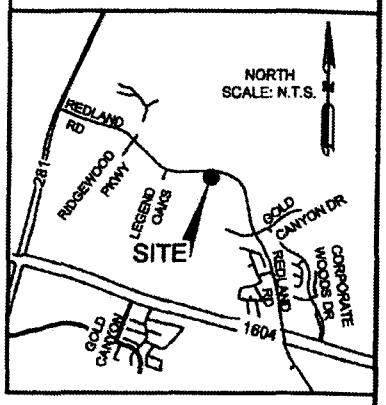
STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C17	80.27'	1389.69'	3°18'35"	N 86°52'17" W	80.26'
C18	80.28'	1402.69'	3°16'45"	S 86°53'45" E	80.27'
C19	200.02'	1402.69'	8°10'14"	N 81°10'16" W	199.86'
C20	114.29'	1389.69'	4°42'43"	S 89°07'04" W	114.26'

LINE	BEARING	DISTANCE
L17	S 00°30'22" W	13.04'
L18	N 00°27'55" E	13.00'
L19	S 86°35'17" W	264.58'

PROJECT: Redland Road North
NCB 15671
PARCEL NO.: 19237



LEGEND

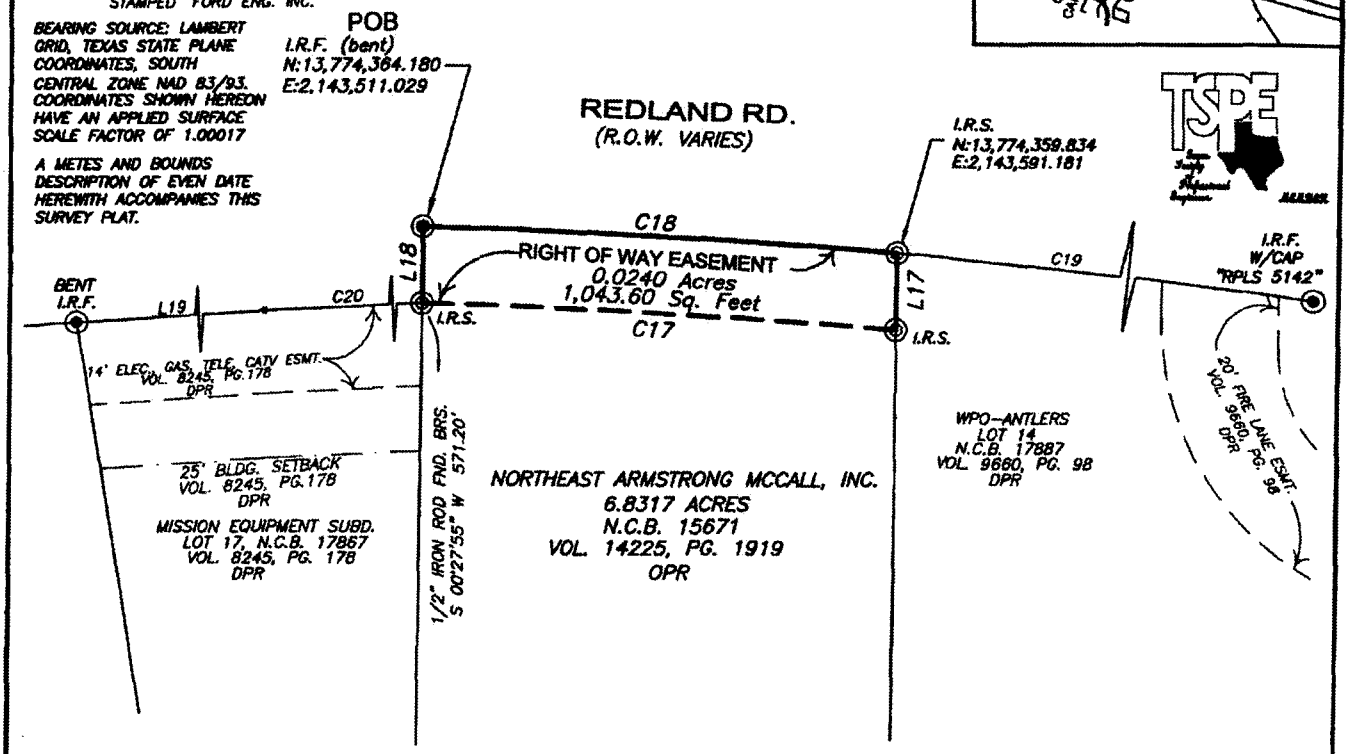
These standard symbols will be found in the drawing.

- ◉ *I.R.F. 1/2" IRON ROD FOUND*
- ◎ *I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."*

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

SCALE: 1" = 30"



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

PLAT SHOWING
RIGHT OF WAY EASEMENT
0.0240 ACRES (1,043.60 SQ.FEET)

SITUATED IN THE DOMINGO LOSOYA SURVEY No.354-1/2, ABSTRACT No.451, COUNTY BLOCK 4952, N.C.B. 15671 BEING A PORTION OF THAT CERTAIN 6.8317 ACRE TRACT OF LAND CONVEYED TO NORTHEAST ARMSTRONG MCCALL INC. RECORDED IN VOLUME 14225, PAGE 1919 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

REX L. HACKETT
DATE: 01/08/2014
PROJECT No.:2350.00
DRAWN BY:EL

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00

STATE OF TEXAS REGISTERED REX L. HACKETT 5573 PROFESSIONAL LAND SURVEYOR

FORD ENGINEERING INC.
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10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

FILE No.:2350.00_PARCEL 19237.DWG

Date: January 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19238

FIELD NOTES DESCRIPTION
0.0417 Acres
1,814.32 Square Feet
Right of Way Easement

A 0.0417 Acre, 1,814.32 Square Feet Tract of land situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, N.C.B. 15671, being a portion that certain 0.0851 acre tract of land conveyed to James L. Martinson recorded in Volume 2493, Page 1193 and a portion of that certain 0.152 acre tract of land conveyed to James L. Martinson in Volume 2949, Page 1904 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a bent ½ inch iron rod (13,774,331.647, E = 2,142,874.443) found on the Southern line of Redland Road (R.O.W. Varies) for the Northeastern corner of the said 0.851 acre tract, for the Northeastern corner of this easement;

THENCE: S 10°34'57" E – 13.14 feet along the Eastern line of the said 0.851 acre tract to a ½ inch iron rod with cap marked "KFW" found for the Northwestern corner of Lot 18, N.C.B. 17867 – Advanced Fire Protection Subdivision as shown on a plat recorded in Volume 9563, Page 31 of the Deed and Plat Records of Bexar County, Texas, for the Southeastern corner of this easement, from which a ½ inch iron rod for the Southeastern corner of the said 0.851 acre tract, the Southwestern corner of the said Lot 18 bears S 09°54'08" E – 303.71 feet;

THENCE: S 86°10'50" W – 139.29 feet across the said 0.851 acre tract and the said 0.152 acre tract of land to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Western line of the said 0.152 acre tract, the Eastern line of that certain 0.145 acre tract called Tract 1 conveyed to Thomas I. Mangold in Volume 5074, Page 716 of the Official Public Records of Real Property of Bexar County, Texas, for the Southwestern corner of this easement, from which a ½ inch iron rod found for the Southwestern corner of the said 0.152 acre tract and the Southeastern corner of the said 0.145 acre tract 1 bears S 10°01'43" E – 302.37 feet;

THENCE: N 10°01'43" W – 13.09 feet along the Western line of the said 0.152 acre tract, the Eastern line of the said 0.145 acre tract 1 to a ½ inch iron rod (N = 13,774,322.345, E = 2,142,735.592) set on the Southern line of said Redland Road, for the Northwestern corner of the said 0.152 acre tract, the Northeastern corner of the said 0.145 acre tract 1, for the Northwestern corner of this easement, from which a ½ inch iron rod found for the Northwestern corner of that certain 5.30 acre tract of land called Tract 2

EXHIBIT "D"

conveyed to Thomas I.Mangold in Volume 5074, Page 716 of the Official Public Records of Real Property of Bexar County, Texas bears S 86°10'03" W – 37.58 feet;

THENCE: N 86°10'03" E – 139.16 feet along the Southern line of said Redland Road, the Northern line of the said 0.152 acre tract and the Northern line of the said 0.851 acre tract to the **POINT OF BEGINNING** and containing 0.0417 Acres, 1,814.32 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19238.docx

BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

PROJECT: Redland Road North
NCB 15671
PARCEL NO.: 19238

LEGEND

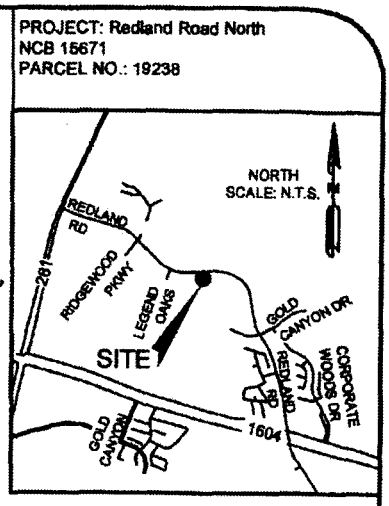
These standard symbols will be found in the drawing.

- ◉ *I.R.F. 1/2" IRON ROD FOUND*
- ◎ *I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."*

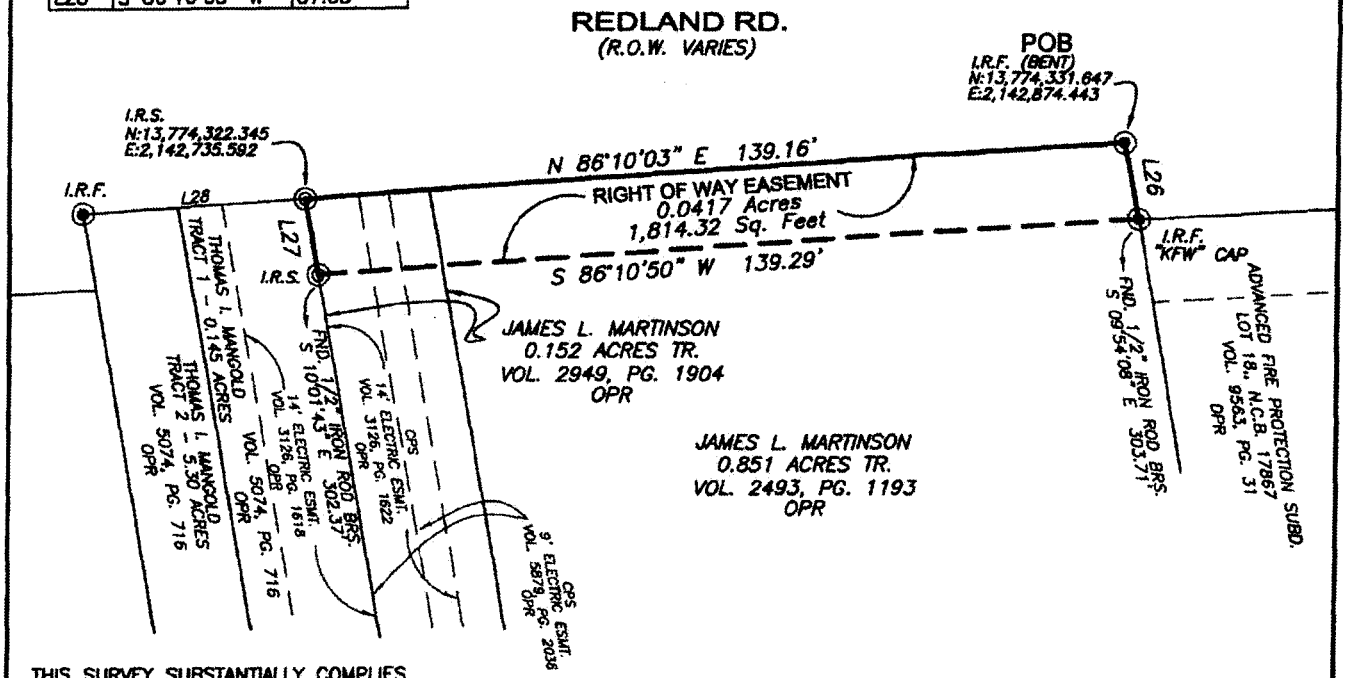
BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

SCALE: 1" = 30"



LINE	BEARING	DISTANCE
L26	S 10°34'57" E	13.14'
L27	N 10°01'43" W	13.09'
L28	S 86°10'03" W	37.58'



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

PLAT SHOWING
RIGHT OF WAY EASEMENT
0.0417 ACRES (1,814.32 SQ.FEET)

SITUATED OUT OF THE DOMINGO LOSOYA SURVEY No.354–1/2, ABSTRACT No.451, COUNTY BLOCK 4952, N.C.B. 15671 AND BEING A PORTION OF THAT CERTAIN 0.851 ACRES TRACT OF LAND CONVEYED TO JAMES L. MARTINSON RECORDED IN VOLUME 2493, PAGE 1193 AND A PORTION OF THAT CERTAIN 0.152 ACRE TRACT OF LAND CONVEYED TO JAMES L. MARTINSON IN VOLUME 2949, PAGE 1904 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

REX L. HACKETT
DATE: 01/08/2014
PROJECT No.:2350.00
DRAWN BY:EL

R.P.L.S. NO. 5573
TBPE No.:F–1162
TBPLS No.:100184–00

STATE OF TEXAS REGISTERED REX L. HACKETT 5573 PROFESSIONAL LAND SURVEYOR

FORD ENGINEERING INC.
ENGINEERING * SURVEYING * PLANNING
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

FILE No.:2350.00_PARCEL 19238.DWG

Date: October 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19240A

FIELD NOTES DESCRIPTION
0.1267 Acres
5,519.13 Square Feet

A 0.1267 Acre (5,519.13 Square Feet) tract of land situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, N.C.B. 15671, being a portion that certain 4.42 acres conveyed to Amir H. Schekarchi in Volume 15477, Page 1992 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (13,774,355.927, E = 2,142,241.170) found at the Intersection of Redland Road (R.O.W. Varies) and Legend Oaks as shown on a plat of Redland Ridge Subdivision, Unit 1 in Volume 9542, Pages 91 – 93 of the Deed and Plat Records of Bexar County, Texas, for the Northwestern corner of the said 4.42 acre tract, for the Northwestern corner of this tract;

THENCE: Along the Southern line of said Redland Road, the Northern line of the said 4.42, a curve to the left having a Delta angle of 21°59'32", a Radius of 849.02 feet, an Arc length of 325.89 feet and a Chord bearing of S 82°13'58" E – 323.89 feet to a ½ inch iron rod found for a corner of said Redland Road, a corner of the said 4.42 acre tract, for a corner of this tract, from which a bent ½ inch iron rod found bears N 58°46'35" E – 2.34 feet;

THENCE: N 86°42'24" E – 91.28 feet continuing along the Southern line of said Redland Road, the Northern line of the said 4.42 acre tract to a bent ½ inch iron rod found for the a corner of the said 4.42 acre tract, for the Northeastern corner of this tract;

THENCE: S 08°58'04" E – 12.99 feet along a line of the said 4.42 acre tract to a ½ inch iron rod (N = 13,774,304.565, E = 2,142,655.243) found for a corner of the said 4.42 acre tract, for the Southeastern corner of this tract, from which a ½ inch iron rod found for the Northeastern corner of the said 4.42 acre tract on the Western line of that certain 5.30 acre tract called Tract 2 conveyed to Thomas I. Mangold in Volume 5074, Page 716 of the Official Public Records of Real Property of Bexar County, Texas bears N 86°58'30" E – 45.13 feet;

THENCE: S 86°42'24" W – 92.58 feet across the said 4.42 acre tract to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of this tract;

THENCE: Continuing across the said 4.42 acre tract, a curve to the right having a Delta angle of 22°52'03", a Radius of 861.95 feet, an Arc length of 344.02 feet and a Chord

EXHIBIT "E"

bearing of N 81°47'43" W – 341.74 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of this tract;

THENCE: N 64°30'25" E – 18.38 feet along a line of the said 4.42 acre tract, a line of said Legend Oaks to the **POINT OF BEGINNING** and containing 0.1267 Acres, 5,519.13 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19240A.docx
REVISED 11-18-2014

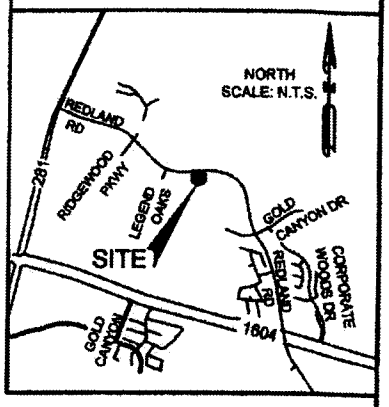
BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C21	344.02'	861.95'	22°52'03"	N 81°47'43" W	341.74'
C22	325.89'	849.02'	21°59'32"	S 82°13'58" E	323.89'

PROJECT: Redland Road North
NCB 15671
PARCEL NO.: 19240A



LEGEND

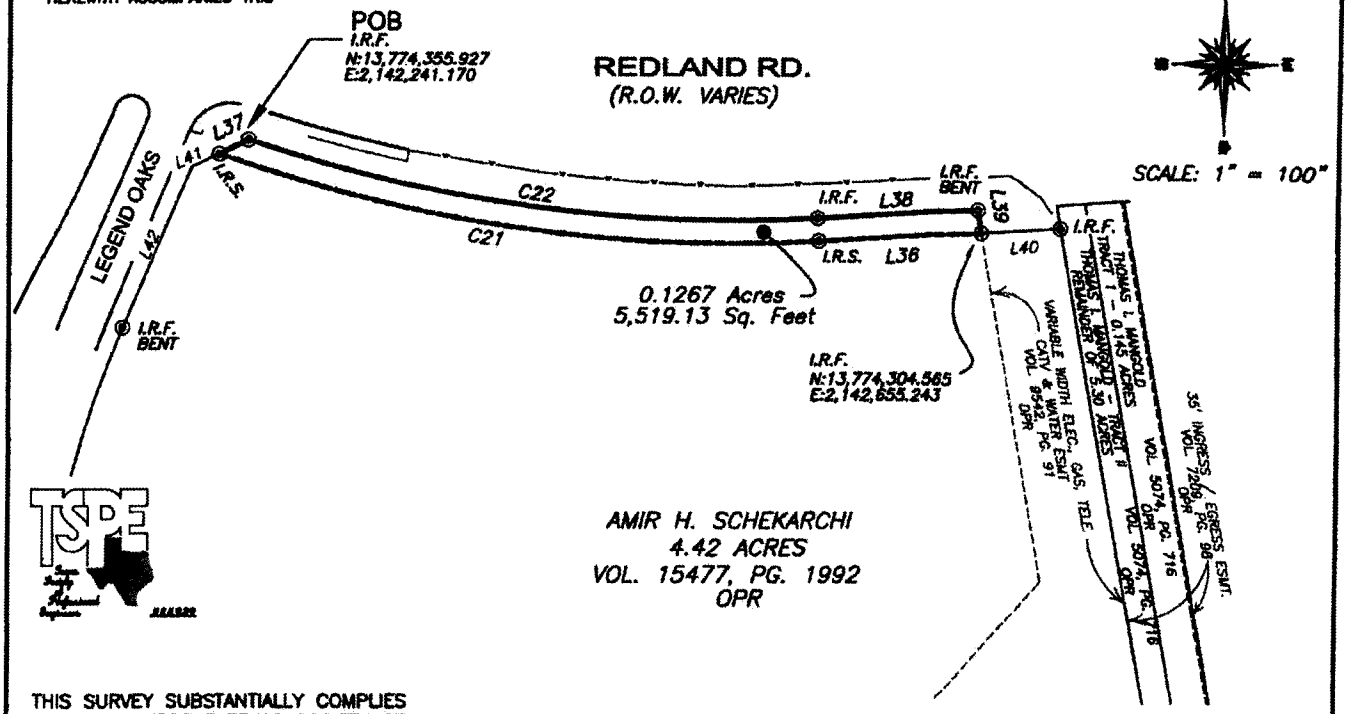
These standard symbols will be found in the drawing.

- ◉ *I.R.F. 1/2" IRON ROD FOUND*
- ◎ *I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."*

LINE	BEARING	DISTANCE
L36	S 86°42'24" W	92.58'
L37	N 64°30'25" E	18.38'
L38	N 86°42'24" E	91.28'
L39	S 08°58'04" E	12.99'
L40	N 86°58'30" E	45.13'
L41	S 64°30'26" W	16.85'
L42	S 23°14'09" W	98.51'

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

PLAT SHOWING

0.1267 ACRES (5,519.13 SQ.FEET)

SITUATED IN THE DOMINGO LOSOYA SURVEY No. 354 1/2, ABSTRACT No. 451, COUNTY BLOCK 4952, N.C.B. 15671 AND BEING A PORTION OF THAT CERTAIN 4.42 ACRE TRACT OF LAND CONVEYED TO AMIR H. SCHEKARCHI RECORDED IN VOLUME 15477, PAGE 1992 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

REX L. HACKETT
DATE: 10/08/2014
PROJECT No.:2350.00
DRAWN BY:EL

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00
REVISED: 11/18/2014

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

FORD ENGINEERING INC.
ENGINEERING * SURVEYING * PLANNING
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

FILE No.:2350.00_PARCEL 19240A.DWG

Date: November 07, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19240B

FIELD NOTES DESCRIPTION
0.3067 Acres
13,358.15 Square Feet

A 0.3067 Acre (13,358.15 Square Feet) tract of land situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, N.C.B. 15671, being a portion that certain 4.42 acres conveyed to Amir H. Schekarchi in Volume 15477, Page 1992 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (13,774,306.290, E = 2,142,394.140) with yellow plastic cap marked "Ford Eng Inc" set on the Southern line of a 0.1267 Acre proposed tract of land from which a ½ inch iron rod (N = 13,774,304.565, E = 2,142,655.243) found for a corner of the said 4.42 acre tract, the same being the Northwestern corner of a Variable width electric, gas, telephone, cable T.V. and water easement as shown on a plat of Redland Ridge Subdivision, Unit 1 recorded in Volume 9542, Pages 91-93 of the Deed and Plat Records of Bexar County, Texas bears with a curve to left having a Delta angle of 11°34'24", a Radius of 861.95 feet, an Arc length of 169.09 feet and a Chord bearing of S 87°36'32" E – 168.82 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set and thence N 86°42'24" E – 92.58 feet to said ½ inch iron rod found;

THENCE: S 15°00'00" W – 174.59 feet across the said 4.42 acre tract to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Southeastern corner of this tract;

THENCE: N 74°24'31" W – 79.18 feet continuing across the said 4.42 acre tract to a chiseled "x" on rock set for the Southwestern corner of this tract;

THENCE: N 15°35'29" E – 167.81 feet continuing across the said 4.42 acre tract to a chiseled "x" on brick wall set on the Southern line of the said proposed 0.1267 acre tract of land, for the Northwestern corner of this tract, from which a ½ inch iron rod (N = 13,774,355.927, E = 2,142,241.170) found for the Northwestern corner of the said 4.42 acre tract bears with a curve to the right having a Delta angle of 06°27'46", a Radius of 861.95 feet, an Arc length of 97.23 feet and a Chord bearing of N 73°35'34" W – 97.17 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of Legend Oaks, a Western line of the said 4.42 acre tract, and thence N 64°30'25" E – 18.38 feet along said line to said ½ inch iron rod found;

THENCE: Along the Southern line of the said proposed 0.1267 acre tract of land, a curve to the left having a Delta angle of 05°09'52", a Radius of 861.95 feet, an Arc

EXHIBIT "F"

length of 77.69 feet and a Chord bearing of S 79°24'24" E – 77.67 feet to the **POINT OF BEGINNING** and containing 0.3067 Acres, 13,358.15 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19240B.docx
REVISED 11-18-2014

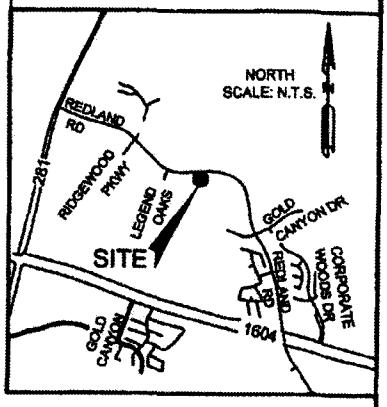
BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.69'	861.95'	05°09'52"	S 79°24'24" E	77.67'
C2	169.09'	861.95'	11°34'24"	S 87°36'32" E	168.82'
C3	97.23'	861.95'	06°27'46"	N 73°35'34" W	97.17'

PROJECT: Redland Road North
NCB 15671
PARCEL NO.: 19240B



LEGEND

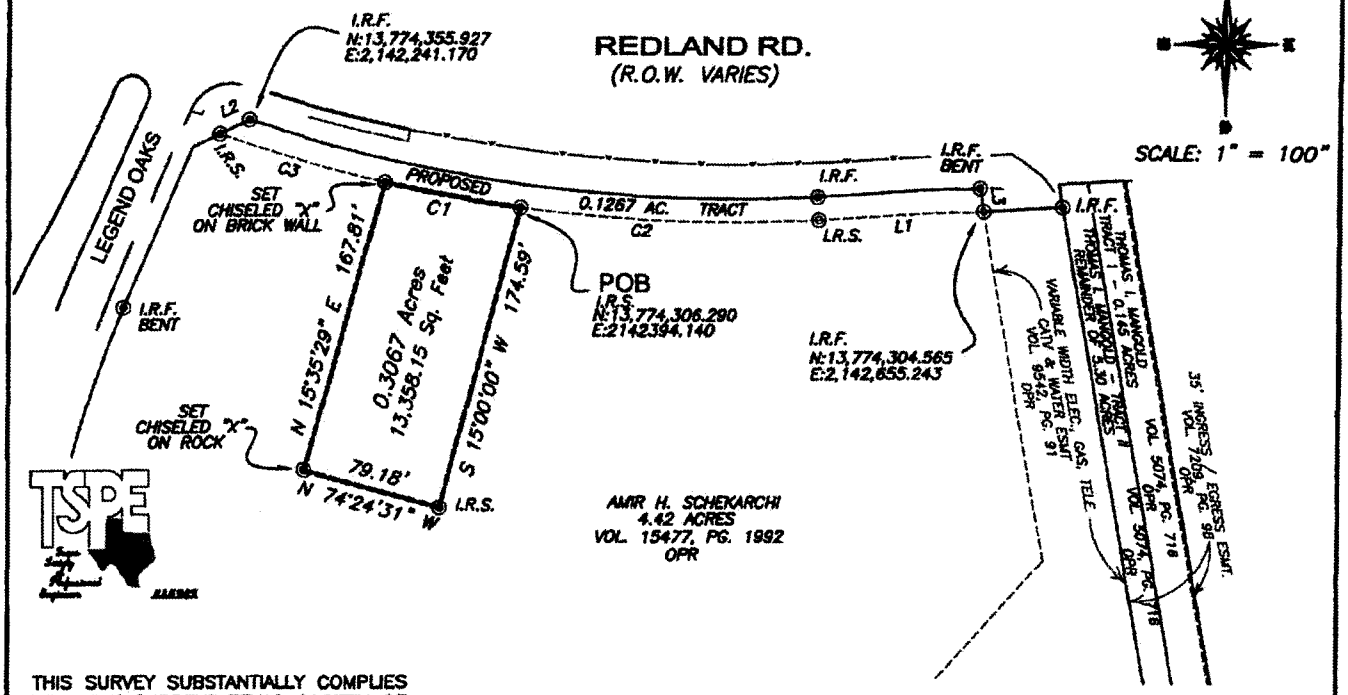
These standard symbols will be found in the drawing.

- I.R.F. 1/2" IRON ROD FOUND
- I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

LINE	BEARING	DISTANCE
L1	N 86°42'24" E	92.58'
L2	N 64°30'25" E	18.38'
L3	N 08°58'04" W	12.99'

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

PLAT SHOWING

0.3067 ACRES (13,358.15 SQ.FEET)

SITUATED IN THE DOMINGO LOSOYA SURVEY No. 354 1/2, ABSTRACT No. 451, COUNTY BLOCK 4952, N.C.B. 15671 AND BEING A PORTION OF THAT CERTAIN 4.42 ACRE TRACT OF LAND CONVEYED TO AMIR H. SCHEKARCHI RECORDED IN VOLUME 15477, PAGE 1992 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

REX L. HACKETT ***R.P.L.S. NO. 5573***

DATE: 11/07/2014
PROJECT No.:2350.00
DRAWN BY:EL/RLH

TBPE No.:F-1162
TBPLS No.:100184-00
REVISED: 11/18/2014

STATE OF TEXAS REGISTERED REX L. HACKETT 5573 PROFESSIONAL LAND SURVEYOR

FORD ENGINEERING INC.

ENGINEERING * SURVEYING * PLANNING

10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777

www.fordengineering.com

FILE No.:2350.00_PARCEL 19240B.DWG

FORD ENGINEERING, INC.

Date: October 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19243

FIELD NOTES DESCRIPTION
0.3791 Acres
16,512.22 Square Feet
Right of Way Easement

A 0.3791 Acre (16,512.22 Square Feet) tract of land situated in the Stephen Jett Survey No. 92 ½, Abstract No. 855, County Block No. 4949 being a portion that certain 10.20 acre tract of land conveyed to Bruce A. and Kathleen M. Johnson recorded Volume 16276, Page 1044 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (13,775,225.681, E = 2,141,352.810) found on the Northeastern line of said Redland Road (R.O.W. varies) for the Southwestern corner of the said 10.20 acres, the Southeastern corner of that certain 17.617 acre tract of land, N.C.B. 17586 conveyed to San Antonio Christian Schools in Volume 16164, Page 493 of the Official Public Records of Real Property of Bexar County, Texas, for the Southwestern corner of this easement;

THENCE: N 23°19'48" E – along the Western line of the said 10.20 acre tract, the Eastern line of the said 17.617 acre tract, at 32.44 feet pass a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on line, **a distance in all of 38.98 feet** to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Northwestern corner of this easement, from which a ½ inch iron rod with cap marked "RPLS 2024" found for the Northwestern corner of the said 10.20 acre tract, a corner of the said 17.617 acre tract bears N 23°19'48" E – 967.93 feet;

THENCE: S 44°06'43" E – 458.68 feet across the said 10.20 acre tract to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of the said 10.20 acre tract, the Western line of Lot 1, Palmer Landscape Subdivision as shown on a plat recorded in Volume 9505, Page 61 of the Deed and Plat Records of Bexar County, Texas, for the Northeastern corner of this easement, from which a ½ inch iron rod found for the Northeastern corner of the said 10.20 acre tract, the Northwestern corner of the said Palmer Landscape Subdivision bears N 23°20'00" E – 1050.13 feet;

THENCE: S 23°20'00" E – along the Eastern line of the said 10.20 acre tract, the Western line of the said Palmer Landscape Subdivision, at 25.50 feet pass a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Southwestern corner of said Palmer Landscape Subdivision, **a distance in all of 38.98 feet** to a ½ iron rod (N = 13,774,896.362, E = 2,141,672.075) found on the Northeastern line of said Redland Road

EXHIBIT "G"

10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217 (210) 590-4777 FAX: 590-4940
1-800-332-3109 Web Site: www.fordengineering.com TBPE No. F-1162

for the Southeastern corner of the said 10.20 acre tract, for the Southeastern corner of this easement;

THENCE: N 44°06'43" W – 458.67 feet along the Southwestern line of the said 10.20 acre tract, the Northeastern line of said Redland Road to the **POINT OF BEGINNING** and containing 0.3791 Acres, 16,512.22 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19243.docx

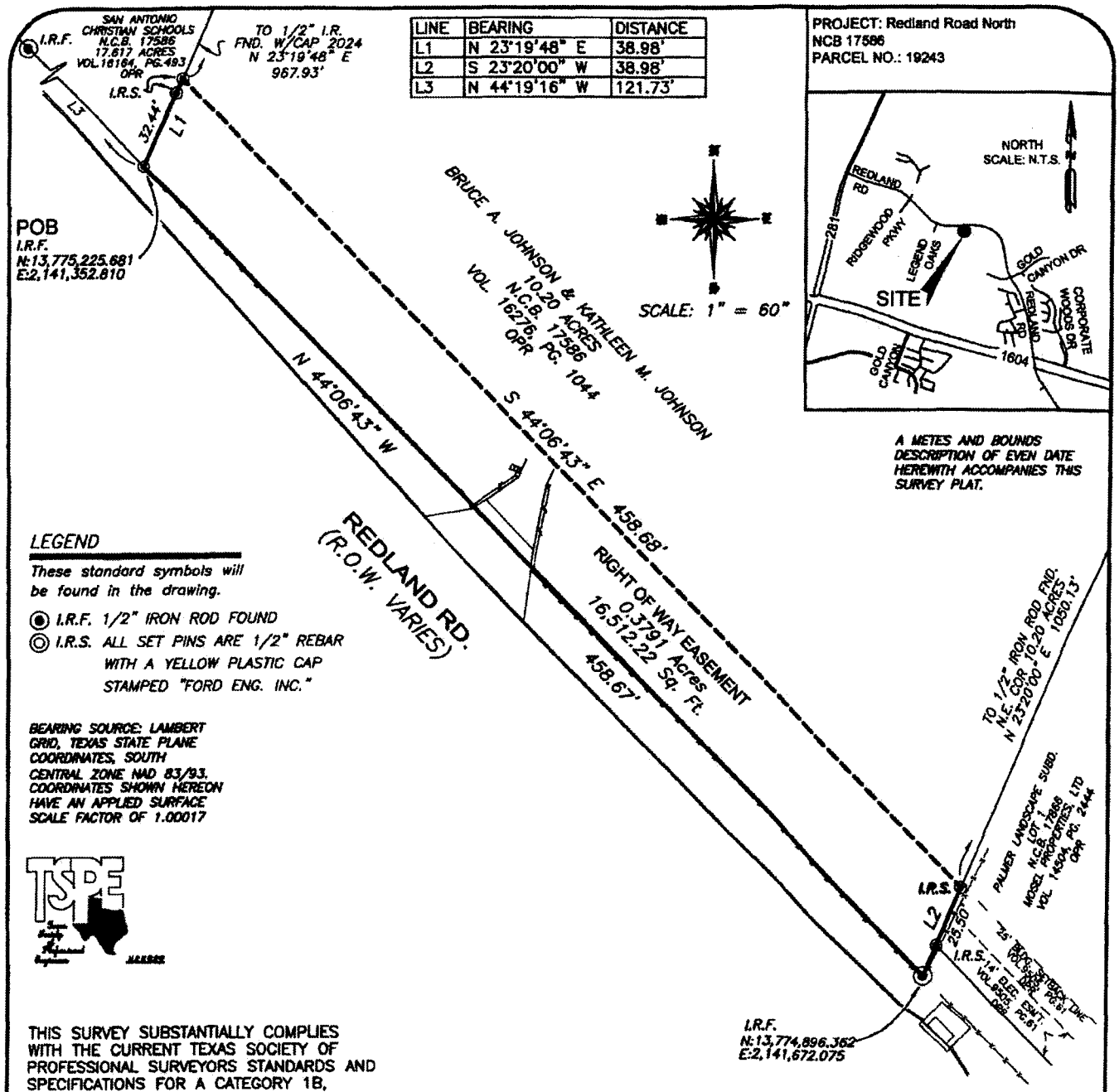
BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

LINE	BEARING	DISTANCE
L1	N 23°19'48" E	38.98'
L2	S 23°20'00" W	38.98'
L3	N 44°19'16" W	121.73'

PROJECT: Redland Road North
NCB 17586
PARCEL NO.: 19243



A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

LEGEND

These standard symbols will be found in the drawing.

- I.R.F. 1/2" IRON ROD FOUND
- I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

REX L. HACKETT
DATE: 10/08/2014
PROJECT No.:2350.00
DRAWN BY:EL

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00

STATE OF TEXAS REGISTERED REX L. HACKETT 5573 PROFESSIONAL LAND SURVEYOR

PLAT SHOWING
RIGHT OF WAY EASEMENT
0.3791 Acres – (16,512.22 SQ. FEET)

SITUATED IN THE STEPHEN JETT SURVEY No. 92-1/2, ABSTRACT No.855, COUNTY BLOCK 4949, NCB 17586 AND BEING A PORTION OF THAT CERTAIN 10.20 ACRE TRACT OF LAND CONVEYED TO BRUCE A. JOHNSON AND KATHLEEN M. JOHNSON RECORDED IN VOLUME 16276, PAGE 1044 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

FORD ENGINEERING INC.
ENGINEERING * SURVEYING * PLANNING
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

FILE No.:2350.00_PARCEL 19243.DWG

Date: October 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19244

FIELD NOTES DESCRIPTION
0.1738 Acres
7,572.36 Square Feet
Right of Way Easement

A 0.1738 Acre (7,572.36 Square Feet) tract of land situated in the Stephen Jett Survey No. 92 ½, Abstract No. 855, County Block No. 4949 and the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, being a portion Lot 1, N.C.B. 17866, Palmer Landscape Subdivision recorded in Volume 9505, Page 61 of the Deed and Plat Records, being the same property conveyed to Mosel Properties, Ltd., Recorded Volume 14504, Page 2444 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (13,774,674.721, E = 2,141,905.377) found on the Northern line of said Redland Road (R.O.W. varies) the Western line of Lot 7 of the Redland Hills Subdivision as shown on a plat recorded in Volume 9400, Page 240 of the Deed and Plat Records of Bexar County, Texas, for the Southeastern corner of said Lot 1, Palmer Landscape Subdivision, for the Southeastern corner of this easement;

THENCE: N 44°14'53" W – 326.70 feet along the Northern line of said Redland Road, the Southern line of said Palmer Landscape Subdivision to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of that certain 10.20 acre tract of land conveyed to Bruce A and Kathleen M. Johnson in Volume 16276 of the Official Public Records of Real Property of Bexar County, Texas for the Southwestern corner of said Lot 1, from which a ½ inch iron rod found bears S 44°14'53" E – 1.01 feet; another ½ inch iron rod (N = 13,774,896.362, E = 2,141,672.075) found on the Northern line of said Redland Road, for the Southeastern corner of the said 10.20 acre tract bears S 23°20'00" W – 13.49 feet;

THENCE: N 23°20'00" E – 25.50 feet along the Western line of said Lot 1, the Eastern line of said 10.20 acre tract to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Northwestern corner of this easement, from which a ½ inch iron rod found for the Northwestern corner of said Lot 1, the Northeastern corner of the said 10.20 acre tract bears N 23°20'00" E – 1050.13 feet;

THENCE: S 44°06'43" E – 326.96 feet across said Lot 1 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of said Lot 1, the Western line of said Redland Hills Subdivision Lot 7, for the Northeastern corner of this easement;

EXHIBIT "H"

THENCE: S 23°12'32" W – 24.68 feet along the Eastern line of said Lot 1,the Western line of said Redland Hills Lot 7 to the **POINT OF BEGINNING** and containing 0.1738 Acres, 7,572.36 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19244.docx

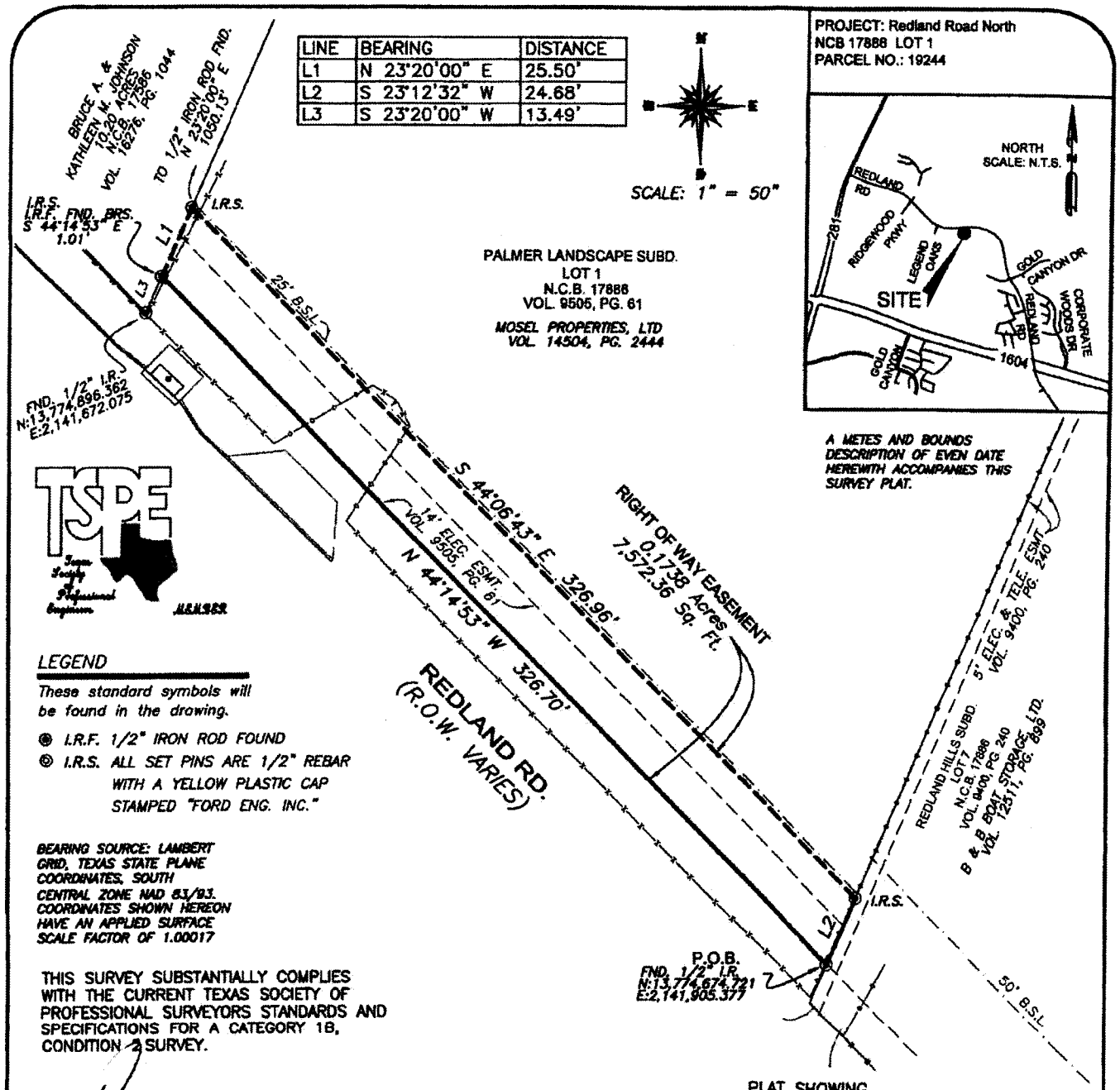
BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

LINE	BEARING	DISTANCE
L1	N 23°20'00" E	25.50'
L2	S 23°12'32" W	24.68'
L3	S 23°20'00" W	13.49'

PROJECT: Redland Road North
NCB 17888 LOT 1
PARCEL NO.: 19244



SCALE: 1" = 50"

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

LEGEND

These standard symbols will be found in the drawing.

- I.R.F. 1/2" IRON ROD FOUND
- I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

REX L. HACKETT
DATE: 10/08/2014
PROJECT No.:2350.00
DRAWN BY:EL

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00

PLAT SHOWING
RIGHT OF WAY EASEMENT
0.1738 Acres – (7,572.36 SQ. FEET)

LOCATED IN THE STEPHEN JETT SURVEY No. 92-1/2, ABSTRACT No.855, COUNTY BLOCK 4949 AND THE DOMINGO LOSOYA SURVEY NO. 354 1/2, ABSTRACT NO. 451, COUNTY BLOCK 4952, BEING A PORTION OF LOT 1, PALMER LANDSCAPE SUBDIVISION, N.C.B. 17866 AS SHOWN ON A PLAT RECORDED IN VOLUME 9505, PAGE 61 OF THE DEED AND PLAT RECORDS, BEING THE SAME PROPERTY CONVEYED TO MOSEL PROPERTIES, LTD. IN VOLUME 14504, PAGE 2444 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

STATE OF TEXAS REGISTERED REX L. HACKETT 5573 PROFESSIONAL LAND SURVEYOR

FORD ENGINEERING INC.
ENGINEERING * SURVEYING * PLANNING
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

Texas Society of Professional Surveyors MEMBER

TBPE NO. F-1162
TBPLS NO. 100184-00

FILE No.:2350.00_PARCEL 19244.DWG

Date: October 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19245

FIELD NOTES DESCRIPTION
0.2125 Acres
9,254.85 Square Feet
Right of Way Easement

A 0.2125 Acre (9,254.85 Square Feet) tract of land situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, being a portion Lot 7, N.C.B. 17866, Redland Hills Subdivision recorded in Volume 9400, Page 240 of the Deed and Plat Records, being the same property conveyed to B & B Boat Storage, Ltd.. Recorded Volume 12511, Page 899 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (13,774,661.780, E = 2,141,899.828) set on the Northern line of Redland Road (R.O.W. varies) for the Southwestern corner of said Lot 7, for the Southwestern corner of this easement;

THENCE: N 23°12'32" E – along the Western line of said Lot 7, at 14.08 feet pass a ½ inch iron rod found for the Southeastern corner of Lot 1, Palmer Landscape Subdivision as shown on a plat recorded in Volume 9505, Page 61 of the Deed and Plat Records of Bexar County, Texas, at 38.76 feet pass a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on line, **a distance in all of 47.87 feet** to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Northwestern corner of this easement;

THENCE: S 43°34'51" E – 88.92 feet across said Lot 7 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of this easement;

THENCE: Continuing across said Lot 7, a curve to the left having a Delta angle of 09°21'41", a Radius of 745.02 feet, an Arc length of 121.73 feet and a Chord bearing of S 48°51'02" E – 121.59 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of said Lot 7, the Western line of Lot 6 of the said Redland Hills Subdivision in Volume 9400, Page 240, for the Northeastern corner of this easement, from which a ½ inch iron rod found for the Northeastern corner of said Lot 7, the Northwestern corner of said lot 6 bears N 22°53'40" E – 1130.34 feet;

THENCE: S 22°53'40" W – 45.19 feet along the Eastern line of said Lot 7, the Western line of said Lot 6 to a ½ inch iron rod (N = 13,774,519.724, E = 2,142,053.971) with yellow plastic cap marked "Ford Eng Inc" set on the Northern line of said Redland Road, for the Southeastern corner of said Lot 7, the Southwestern corner of said Lot 6, for the Southeastern corner of this easement;

EXHIBIT "I"

THENCE: Along the Northern line of said Redland Road, the Southern line of said Lot 7, a curve to the right having a Delta angle of 10°07'54", a Radius of 789.02 feet, an Arc length of 139.52 feet and a Chord bearing of N 49°14'08" W – 139.34 feet to a ½ inch iron rod found for a corner of said Lot 7, a corner of said Redland Road, for a corner of this easement;

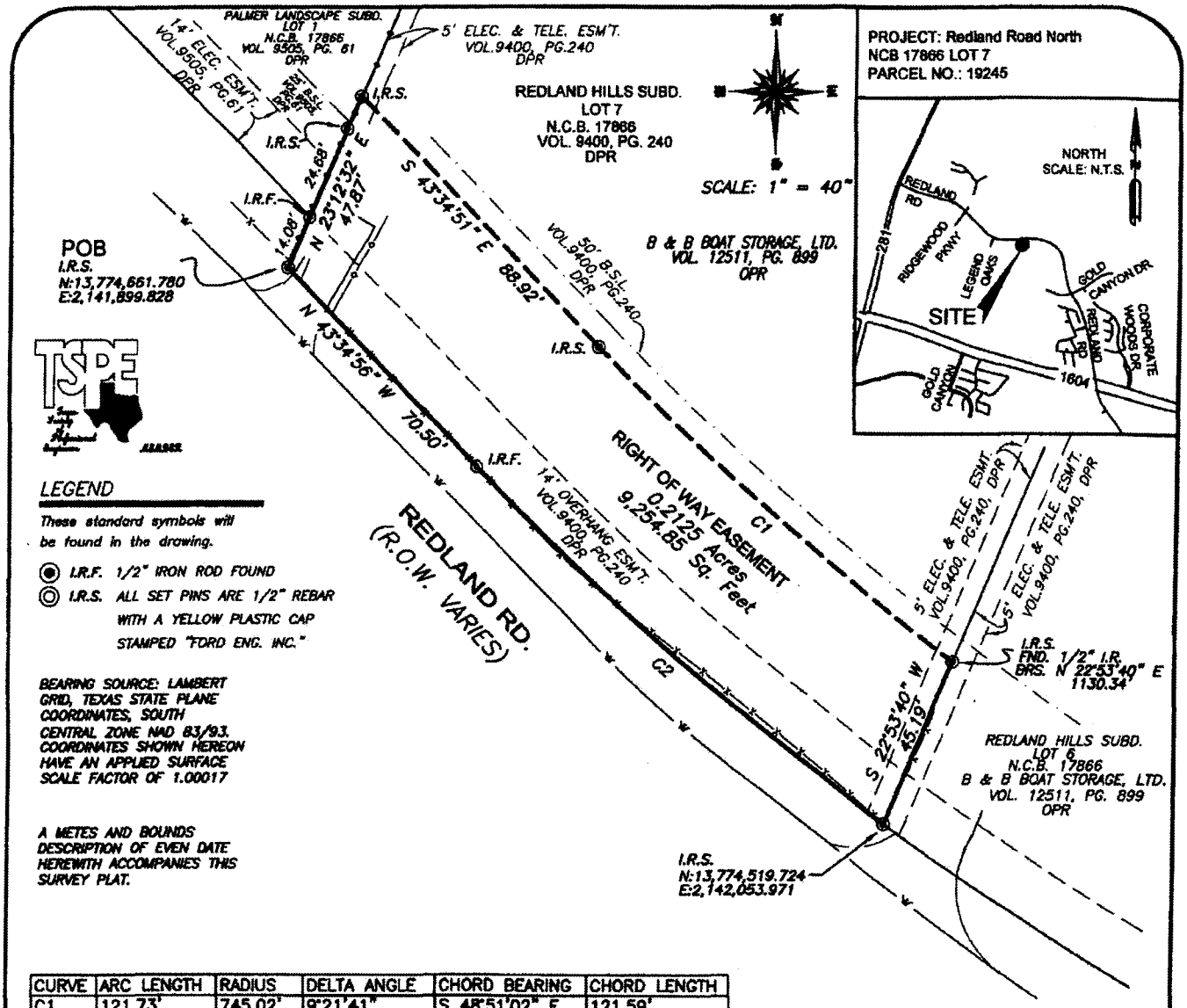
THENCE: N 43°34'56" W – 70.50 feet continuing along the Southern line of said Lot 7, the Northern line of said Redland Road to the **POINT OF BEGINNING** and containing 0.2125 Acres, 9,254.85 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19245.docx

BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573



LEGEND

These standard symbols will be found in the drawing.

- I.R.F. 1/2" IRON ROD FOUND
- I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	121.73'	745.02'	9°21'41"	S 48°51'02" E	121.59'
C2	139.52'	789.02'	10°07'54"	N 49°14'08" W	139.34'

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

REX L. HACKETT
DATE: 10/08/2014
PROJECT No.:2350.00
DRAWN BY:EL

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

PLAT SHOWING
RIGHT OF WAY EASEMENT
0.2125 ACRES (9,254.85 SQ. FEET)

SITUATED OUT OF THE STEPHEN JETT SURVEY No.91-1/2, ABSTRACT No.855, AND THE DOMINGO LOSOYA SURVEY No.354-1/2, ABSTRACT No. 451, COUNTY BLOCK 4952, AND BEING A PORTION OF LOT 7, N.C.B. 17866 REDLAND HILLS SUBDIVISION, RECORDED IN VOLUME 9400, PAGE 240 OF THE DEED AND PLAT RECORDS, BEING THE SAME PROPERTY CONVEYED TO B & B BOAT STORAGE, LTD. RECORDED IN VOLUME 12511, PAGE 899 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

FORD ENGINEERING INC.
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10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

FILE No.:2350.00_PARCEL 19245.DWG

Date: October 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19246

FIELD NOTES DESCRIPTION
0.2185 Acres
9,518.56 Square Feet
Right of Way Easement

A 0.2185 Acre (9,518.56 Square Feet) tract of land situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, being a portion Lot 6, N.C.B. 17866, Redland Hills Subdivision recorded in Volume 9400, Page 240 of the Deed and Plat Records, being the same property conveyed to B & B Boat Storage, Ltd.. Recorded Volume 12511, Page 899 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (13,774,425.350, E = 2,142,227.805) found on the Northern line of Redland Road (R.O.W. varies) for the Southeastern corner of said Lot 6, the Southwestern corner of Lot 2 of the Redland Hills Subdivision as shown on a plat recorded in Volume 8500, Page 155 of the Deed and Plat Records of Bexar County, Texas, for the Southeastern corner of this easement;

THENCE: Along the Northern line of said Redland Road, the Southern line of said Lot 6, a curve to the right having a Delta angle of 14°24'05", a Radius of 789.02 feet, an Arc length of 198.32 feet and a Chord bearing of N 61°30'08" W – 197.80 feet to a ½ inch iron rod (N = 13,774,519.725, E = 2,142,053.971) with yellow plastic cap marked "Ford Eng Inc" set for the Southwestern corner of said Lot 6, the Southeastern corner of Lot 7 of the Redland Hills Subdivision in Volume 9400, Page 240, for the Southwestern corner of this easement;

THENCE: N 22°53'40" E – along the Western line of said Lot 6, the Eastern line of said Lot 7 at 45.19 feet pass a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on line, **a distance in all of 49.31 feet** to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Northwestern corner of this easement, from which a ½ inch iron rod found for the Northwestern corner of said Lot 6, the Northeastern corner of said Lot 7 bears N 22°53'40" E – 1126.23 feet;

THENCE: Across said lot 6, a curve to the left having a Delta angle of 15°19'55", a Radius of 741.02 feet, an Arc length of 198.29 feet and a Chord bearing of S 61°07'21" E – 197.70 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of said Lot 6, the Western line of said Lot 2, for the Northeastern corner of this easement, from which a ½ inch iron rod found for the Northeastern corner of said Lot 6, the Northwestern corner of said Lot 2 bears N 22°37'08" E – 1102.92 feet;

EXHIBIT "J"

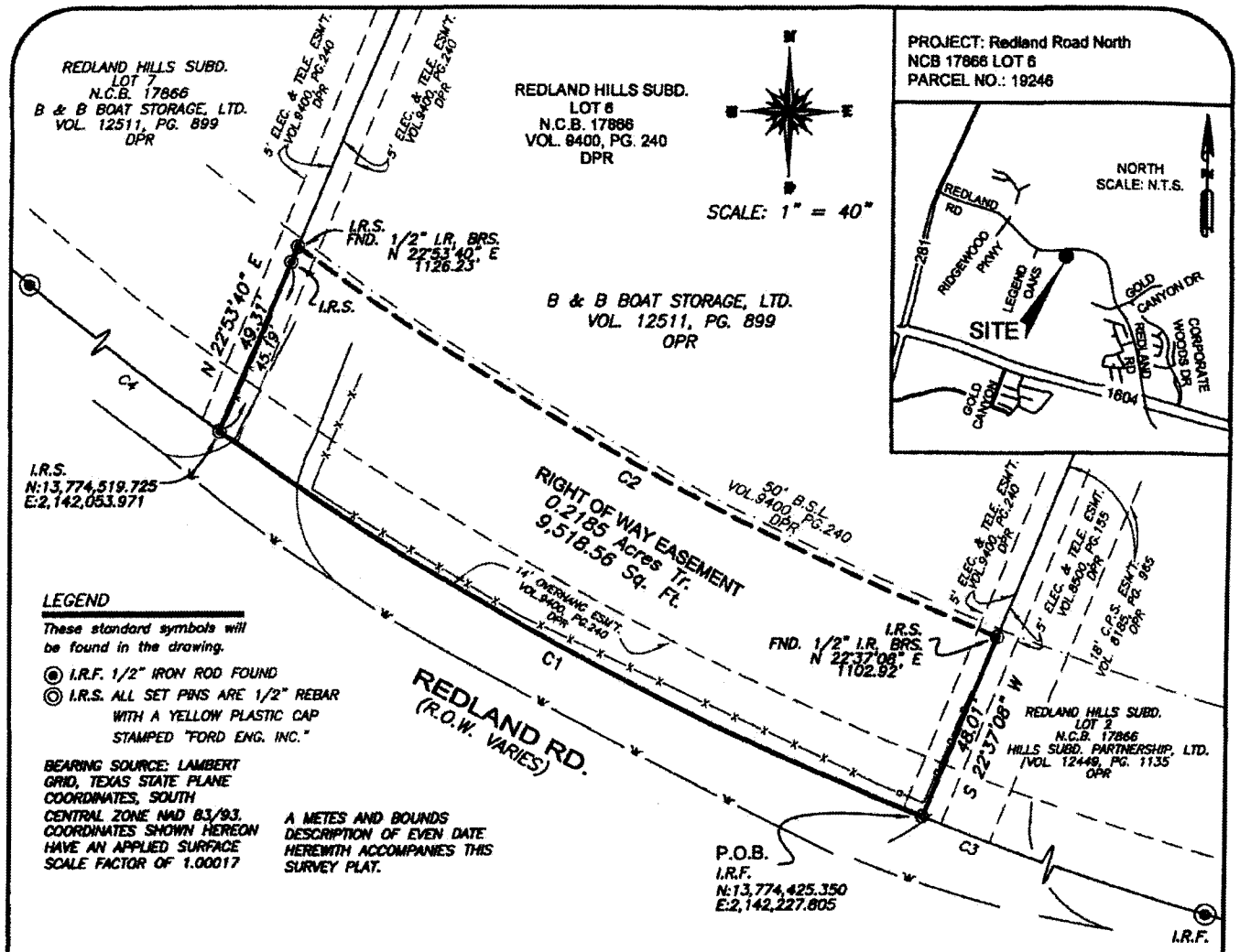
THENCE: S 22°37'08" W – 48.01 feet along the Eastern line of said Lot 6, the Western line of said Lot 2 to the **POINT OF BEGINNING** and containing 0.2185 Acres, 9,518.56 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19246.docx

BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573



LEGEND

These standard symbols will be found in the drawing.

- I.R.F. 1/2" IRON ROD FOUND
- I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	198.32'	789.02'	14°24'05"	N 61°30'08" W	197.80'
C2	198.29'	741.02'	15°19'55"	S 61°07'21" E	197.70'
C3	339.93'	789.02'	24°41'05"	S 81°02'43" E	337.31'
C4	139.52'	789.02'	10°07'54"	N 49°14'08" W	139.34'

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

REX L. HACKETT
DATE: 10/08/2014
PROJECT No.:2350.00

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00

PLAT SHOWING
RIGHT OF WAY EASEMENT
0.2185 ACRES (9,518.56 SQ.FEET)

SITUATED IN THE STEPHEN JETT SURVEY No.91-1/2, ABSTRACT No.855, AND THE DOMINGO LOSOYA SURVEY No.354-1/2, ABSTRACT No. 451, COUNTY BLOCK 4952, AND BEING A PORTION OF LOT 6, NCB 17866 REDLAND HILLS SUBDIVISION, RECORDED IN VOLUME 9400, PAGE 240 OF THE DEED AND PLAT RECORDS BEING THE SAME PROPERTY CONVEYED TO B & B BOAT STORAGE, LTD. RECORDED IN VOLUME 12511, PAGE 899 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

FORD ENGINEERING INC.
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10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

FILE No.:2350.00_PARCEL 19246.DWG

Date: October 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19247

FIELD NOTES DESCRIPTION
0.4813 Acres
20,964.96 Square Feet
Right of Way Easement

A 0.4813 Acre (20,964.96 Square Feet) tract of land situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, being a portion Lot 2, N.C.B. 17866, Redland Hills Subdivision recorded in Volume 8500, Page 155 of the Deed and Plat Records, being the same property conveyed to Hills Subdivision Partnership, Ltd. recorded Volume 12449, Page 1135 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (13,774,375.014, E = 2,142,598.768) with cap marked "PCI" found on the Northern line of Redland Road (R.O.W. Varies) for the Southeastern corner of said Lot 2, the Southwestern corner of Lot 3 of the said Redland Hills Subdivision, for the Southeastern corner of this easement;

THENCE: S 86°42'51" W – 37.83 feet along the Northern line of said Redland Road, the Southern line of said Lot 2 to a ½ inch iron rod found for a corner of said Lot 2, a corner of said Redland Road, for a corner of this easement;

THENCE: Continuing along the Southern line of said Lot 2, the Northern line of said Redland Road, a curve to the right having a Delta angle of 24°41'05", a Radius of 789.02 feet, an Arc length of 339.93 feet and a Chord bearing of N 81°02'43" W – 337.31 feet to a ½ inch iron rod (N = 13,774,425.350, E = 2,142,227.805) found Southwestern corner of said Lot 2, the Southeastern corner of Lot 6, of the Redland Hills Subdivision as shown on a plat recorded in Volume 9400, Page 240 of the Deed and Plat Records of Bexar County, Texas, for the Southwestern corner of this easement;

THENCE: N 22°37'08" E – along the Western line of said Lot 2, the Eastern line of said Lot 6 at 48.01 feet pass a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on line, **a distance in all of 56.02 feet** to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Northwestern corner of this easement, from which a ½ inch iron rod found for the Northwestern corner of said Lot 2, the Northeastern corner of said Lot 6 bears N 22°37'08" E – 1094.91 feet;

THENCE: Across said Lot 2, a curve to the left having a Delta angle of 24°35'01", a Radius of 733.02 feet, an Arc length of 314.51 feet and a Chord bearing of S 81°05'45" E – 312.11 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of this easement;

EXHIBIT "K"

THENCE: N 86°39'02" E – 56.43 feet continuing across said Lot 2 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of said Lot 2, the Western line of said Lot 3, for the Northeastern corner of this easement, from which a ½ inch iron rod found for the Northeastern corner of said Lot 2, the Northwestern corner of said Lot 3 bears N 14°58'56" E – 951.74 feet;

THENCE: S 14°58'56" W – along the Eastern line of said Lot 2, the Western line of said Lot 3, at 23.18 feet pass a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on line, **a distance in all of 59.04 feet** to the **POINT OF BEGINNING** and containing 0.4813 Acres, 20,964.96 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19247.docx

BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

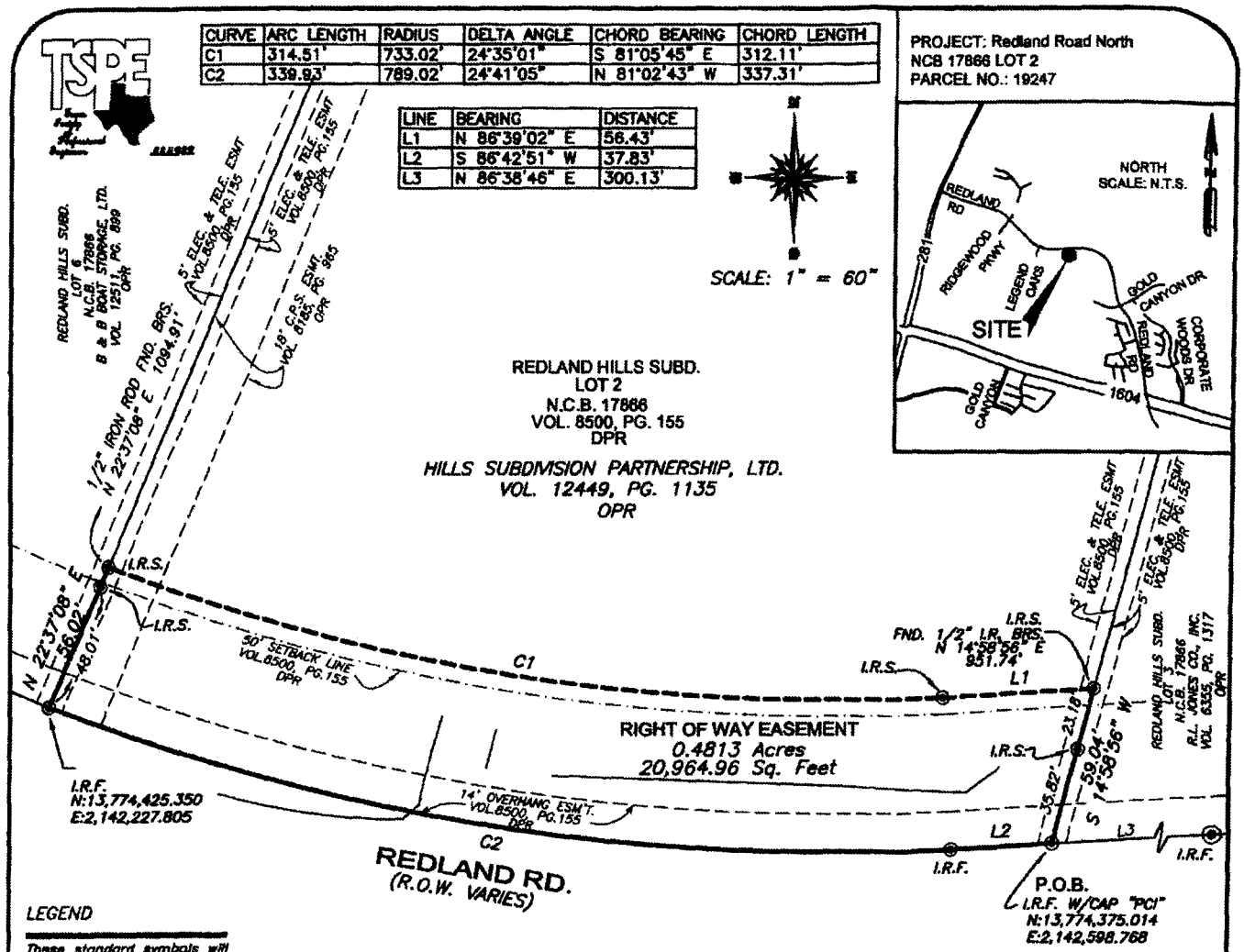
STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	314.51'	733.02'	24°35'01"	S 81°05'45" E	312.11'
C2	339.93'	789.02'	24°41'05"	N 81°02'43" W	337.31'

LINE	BEARING	DISTANCE
L1	N 86°39'02" E	56.43'
L2	S 86°42'51" W	37.83'
L3	N 86°38'46" E	300.13'

PROJECT: Redland Road North
NCB 17866 LOT 2
PARCEL NO.: 19247



LEGEND

These standard symbols will be found in the drawing.

- I.R.F. 1/2" IRON ROD FOUND
- I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

PLAT SHOWING
RIGHT OF WAY EASEMENT
0.4813 ACRES (20,964.96 SQ.FEET)

SITUATED IN THE STEPHEN JETT SURVEY No.91-1/2, ABSTRACT No. 855, AND THE DOMINGO LOSOYA SURVEY No.354-1/2, ABSTRACT No. 451, COUNTY BLOCK 4952, AND BEING A PORTION OF LOT 2, NCB 17866 REDLAND HILLS SUBDIVISION, RECORDED IN VOLUME 8500, PAGE 155 OF THE DEED AND PLAT RECORDS BEING THE SAME PROPERTY CONVEYED TO HILLS SUBDIVISION PARTNERSHIP, LTD. RECORDED IN VOLUME 12449, PAGE 1135 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

REX L. HACKETT
DATE: 10/08/2014
PROJECT No.:2350.00

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

FORD ENGINEERING INC.
ENGINEERING • SURVEYING • PLANNING
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

FILE No.:2350.00_PARCEL 19247.DWG

Date: October 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19248

FIELD NOTES DESCRIPTION
0.2327 Acres
10,137.34 Square Feet
Right of Way Easement

A 0.2327 Acre (10,137.34 Square Feet) tract of land situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, being a portion Lot 3, N.C.B. 17866, Redland Hills Subdivision recorded in Volume 8500, Page 155 of the Deed and Plat Records, being the same property conveyed to R.L. Jones, Co., Inc. in a Chapter 7 Trustee's Deed recorded Volume 6355, Page 1317 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (13,774,375.014, E = 2,142,598.768) with cap marked "PCI" found on the Northern line of Redland Road (R.O.W. Varies) for the Southwestern corner of said Lot 3, the Southeastern corner of Lot 2 of the said Redland Hills Subdivision, for the Southwestern corner of this easement;

THENCE: N 14°58'56" E – 35.86 feet along the Western line of said Lot 3, the Eastern line of said Lot 2 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Northwestern corner of this easement, from which a ½ inch iron rod found for the Northwestern corner of said Lot 3, the Northeastern corner of said Lot 2 bears N 14°58'56" E – 974.91 feet;

THENCE: N 86°39'02" E – 296.01 feet across said Lot 3 to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Eastern line of said Lot 3, the Western line of Lot 4 of the said Redland Hills Subdivision, for the Northeastern corner of this easement;

THENCE: S 08°31'13" W – along the Eastern line of said Lot 3, the Western line of said Lot 4, at 21.46 feet pass a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on line, **a distance in all of 34.72 feet** to a ½ inch iron rod (N = 13,774,392.615, E = 2,142,898.399) found on the Northern line of said Redland Road, for the Southeastern corner of said Lot 3, the Southwestern corner of said Lot 4, for the Southeastern corner of this easement;

THENCE: S 86°38'17" W – 300.15 feet along the Northern line of said Redland Road, the Southern line of said Lot 3 to the **POINT OF BEGINNING** and containing 0.2327 Acres, 10,137.34 Square Feet of land, *according to a survey made on the ground under my supervision*

EXHIBIT "L"

FORD ENGINEERING, INC.

Corresponding plat prepared.
2350.00_PARCEL 19248.docx

BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217 (210) 590-4777 FAX: 590-4940
1-800-332-3109 Web Site: www.fordengineering.com TBPE No. F-1162

LEGEND

These standard symbols will be found in the drawing.

- I.R.F. 1/2" IRON ROD FOUND
- I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

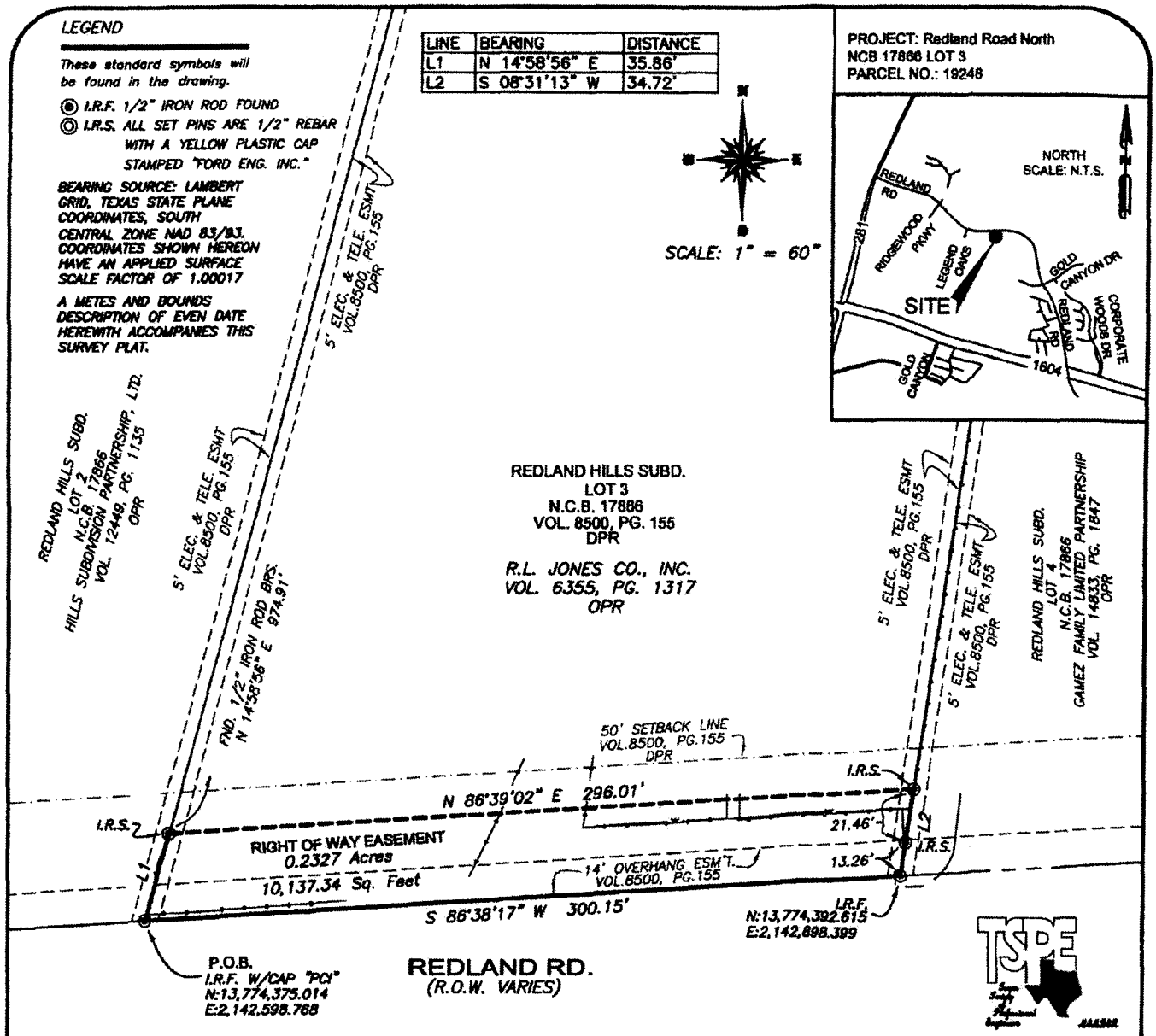
BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.

LINE	BEARING	DISTANCE
L1	N 14°58'56" E	35.86'
L2	S 08°31'13" W	34.72'

SCALE: 1" = 60"

PROJECT: Redland Road North
NCB 17866 LOT 3
PARCEL NO.: 19248



THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

PLAT SHOWING
RIGHT OF WAY DEDICATION
0.2327 ACRES (10,137.34 SQ.FEET)

SITUATED IN THE STEPHEN JETT SURVEY No. 91-1/2, ABSTRACT No. 855, AND THE DOMINGO LOSOYA SURVEY No.354-1/2, ABSTRACT No. 451, COUNTY BLOCK 4952, AND BEING A PORTION OF LOT 3, NCB 17866 REDLAND HILLS SUBDIVISION, RECORDED IN VOLUME 8500, PAGE 155 OF THE DEED AND PLAT RECORDS BEING THE SAME PROPERTY CONVEYED TO R.L. JONES CO., INC. RECORDED IN VOLUME 6355, PAGE 1317 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

REX L. HACKETT
DATE: 10/08/2014
PROJECT No.:2350.00

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00

STATE OF TEXAS REGISTERED REX L. HACKETT 5573 PROFESSIONAL LAND SURVEYOR

FORD ENGINEERING INC.

ENGINEERING * SURVEYING * PLANNING
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
www.fordengineering.com

FILE No.:2350.00_PARCEL 19248.DWG

Date: October 08, 2014
Project No: 2350.00

Project: Redland Road North
Parcel No.: 19252

FIELD NOTES DESCRIPTION
1.5292 Acres
66,619.51 Square Feet

A 1.5292 Acres (66,619.51 Square Feet) tract of land situated in the Domingo Losoya Survey No. 354 ½, Abstract No. 451, County Block 4952, being all of those certain tracts X-10 (0.017 Acres) and X-11 (0.380 Acres) conveyed to Louis A. Yates in Volume 4817, Page 563 of the Deed Records, also being a portion of Tract 3 – 21.25 acres conveyed to John Griffin Yates, Jr. in Volume 8361, Page 1365 of the Official Public Records of Real Property of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a ½ inch iron rod (13,774,336.016, E = 2,143,976.243) found on the Northern line of Redland Road (R.O.W. Varies) for the Southeastern corner of that certain 2.0 acre tract of land conveyed to Lester E. Theis in Volume 6303, Page 611of the Deed Records of Bexar County, Texas, the same being the Southwestern corner of said Tract X-10, for the Westernmost corner of this tract;

THENCE: N 57°12'32" E – along the Southeastern line of the said 2.0 acre tract, the Northwestern line of said Tract X-10 and the Northwestern line of the said 21.25 acre tract, at 16.28 feet pass a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on line, a distance in all of 82.01 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for the Northernmost Western corner of this tract;

THENCE: Across the said 21.25 acre tract, a curve to the right (Southeasterly) having a Delta angle of 05°34'59", a Radius of 1528.69 feet, an Arc length of 148.96 feet and a Chord bearing of S 65°29'28" E – 148.90 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of this tract;

THENCE: Continuing across the said 21.25 acre tract, a curve to the right (Southeasterly) having a Delta angle of 48°49'25", a Radius of 988.47 feet, an Arc length of 842.31 feet and a Chord bearing of S 38°13'56" E – 817.05 feet to a ½ inch iron rod with yellow plastic cap set for a corner of this tract;

THENCE: S 71°44'38" E – 39.57 feet continuing across the said 21.25 acre tract to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set on the Southern line of the said 21.25 acre tract, the Northern line of a 19 foot Drain R.O.W. & Electric, Telephone, Gas and Cable TV easement as shown on the plat of Redland Woods Unit 4 recorded in Volume 9532, Page 41 of the Deed and Plat Records of Bexar County, Texas, for the Southeastern corner of this tract;

EXHIBIT "M"

THENCE: S 76°38'12" W – 99.75 feet along the Northern line of the said 19 foot Drain R.O.W & Electric, Telephone, Gas and Cable TV easement, the Southern line of the said 21.25 acre tract to a ½ inch iron rod (N 13,773,641.413, E = 2,144,626.833) found on the Eastern line of said Redland Road, for the Southwestern corner of the said 21.25 acre tract, the Southernmost corner of said Tract X-11, for the Southwestern corner of this tract;

THENCE: Along the Northeastern line of said Redland Road, a Curve to the left (Northwesterly) having a Delta angle of 50°04'45", a Radius of 922.47 feet, an Arc length of 806.28 feet and a Chord bearing of N 37°36'16" W – 780.86 feet to a ½ inch iron rod with yellow plastic cap marked "Ford Eng Inc" set for a corner of said Redland Road, a corner of said Tracts X-10 and X-11, for a corner of this tract;

THENCE: Along the Northeastern line of said Redland Road, the Southwestern line of said Tract X-10, a curve to the left (Northwesterly) with a Delta angle of 07°26'46", a Radius of 1462.69 feet, an Arc length of 190.09 feet and a Chord bearing of N 66°25'30" W – 189.96 feet to the **POINT OF BEGINNING** and containing 1.5292 Acres, 66,619.51 Square Feet of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
2350.00_PARCEL 19252.docx
REVISED 11-18-2014

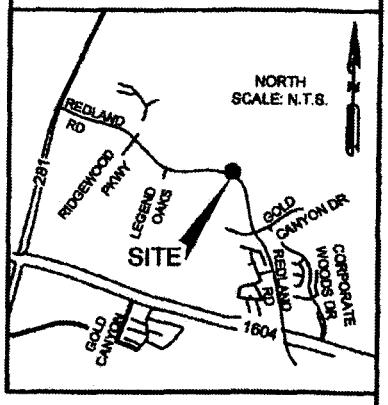
BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.

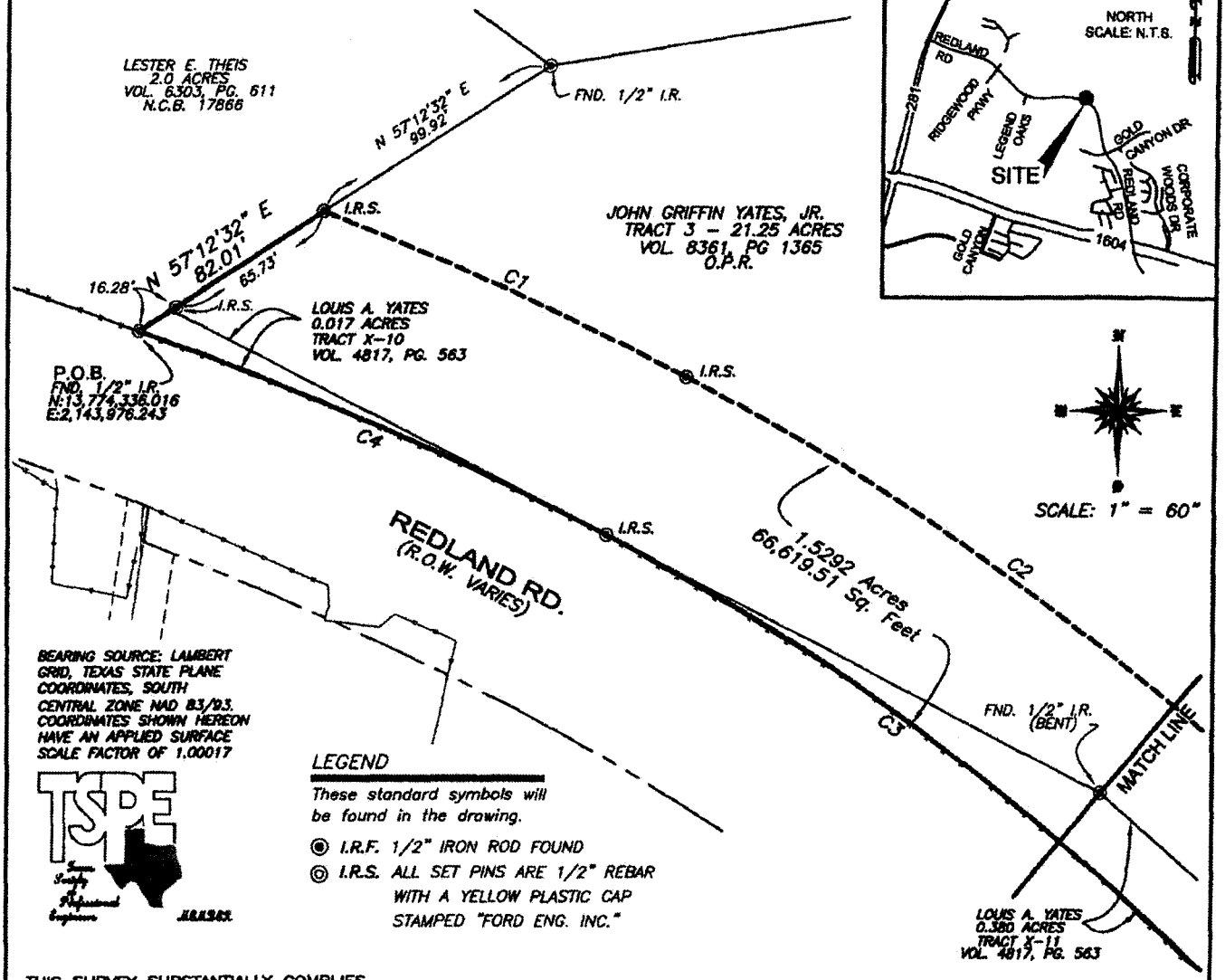
STATE OF TEXAS
REGISTERED
REX L. HACKETT
5573
PROFESSIONAL
LAND SURVEYOR

Rex L. Hackett
Registered Professional Land Surveyor
License Number 5573

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	148.96'	1528.69'	5°34'59"	S 65°29'28" E	148.90'
C2	842.31'	988.47'	48°49'25"	S 38°13'56" E	817.05'
C3	806.28'	922.47'	50°04'45"	N 37°36'16" W	780.86'
C4	190.09'	1462.69'	7°26'46"	N 66°25'30" W	189.96'

PROJECT: Redland Road North
PARCEL NO.: 19252





BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

LEGEND

These standard symbols will be found in the drawing.

- I.R.F. 1/2" IRON ROD FOUND
- I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

REX L. HACKETT
DATE: 10/08/2014
PROJECT No.:2350.00

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00
REVISED: 11/18/2014

STATE OF TEXAS REGISTERED REX L. HACKETT 5573 PROFESSIONAL LAND SURVEYOR

PLAT SHOWING

1.529 ACRES (66,619.51 SQ.FEET)

SITUATED IN THE DOMINGO LOSOYA SURVEY No.354-1/2, ABSTRACT No. 451, COUNTY BLOCK 4952, AND BEING ALL OF THOSE CERTAIN TRACTS X-10 (0.017 ACRES) AND X-11 (0.380 ACRES) CONVEYED TO LOUIS A. YATES IN VOLUME 4817, PAGE 563 OF THE DEED RECORDS, ALSO BEING A PORTION OF TRACT 3 - 21.25 ACRES CONVEYED JOHN GRIFFIN YATES, JR. IN VOLUME 8361, PAGE 1365 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

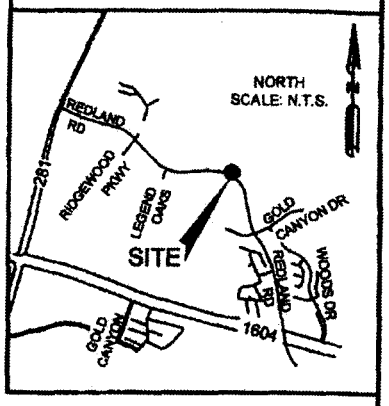
FORD ENGINEERING INC.
ENGINEERING * SURVEYING * PLANNING
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
FILE No.:2350.00_PARCEL 19252.DWG www.fordengineering.com

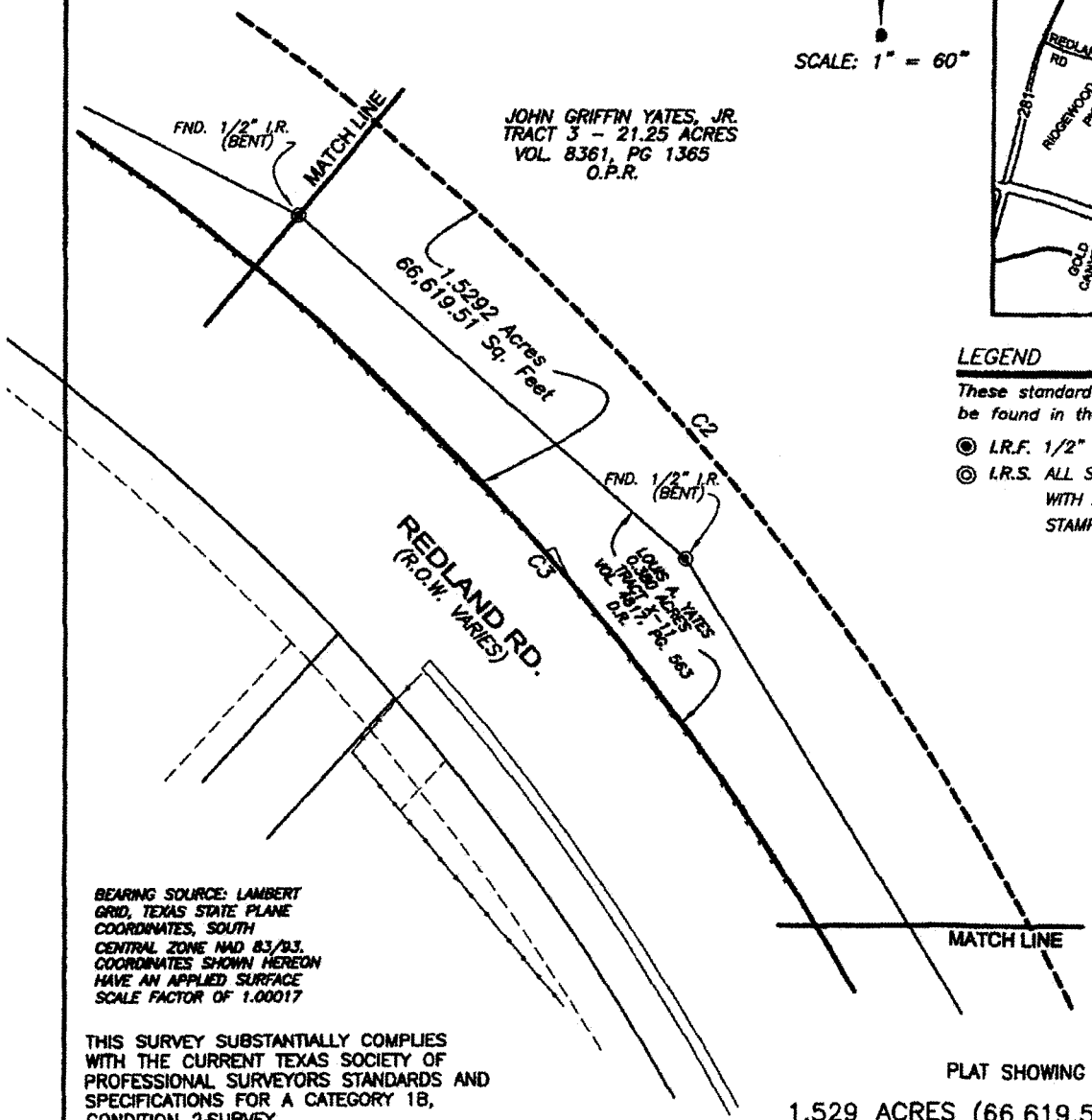
Texas Society of Professional Surveyors MEMBER

CURVE	ARC LEN.	RADIUS	DELTA ANG.	CHORD BEARING	CHORD LEN.
C2	842.31'	988.47'	48°49'25"	S 38°13'56" E	817.05'
C3	806.28'	922.47'	50°04'45"	N 37°36'16" W	780.86'

SCALE: 1" = 60"

PROJECT: Redland Road North
PARCEL NO.: 19252





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BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

REX L. HACKETT
DATE: 10/08/2014
PROJECT No.:2350.00

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00
REVISED: 11/18/2014

STATE OF TEXAS REGISTERED REX L. HACKETT 5573 PROFESSIONAL LAND SURVEYOR

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FILE No.:2350.00_PARCEL 19252.DWG

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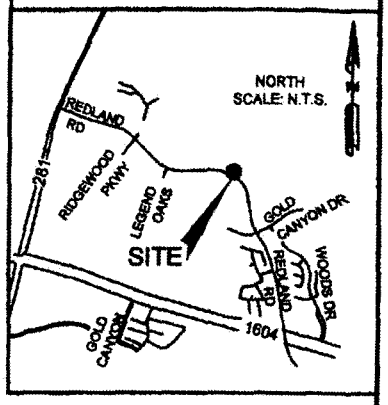
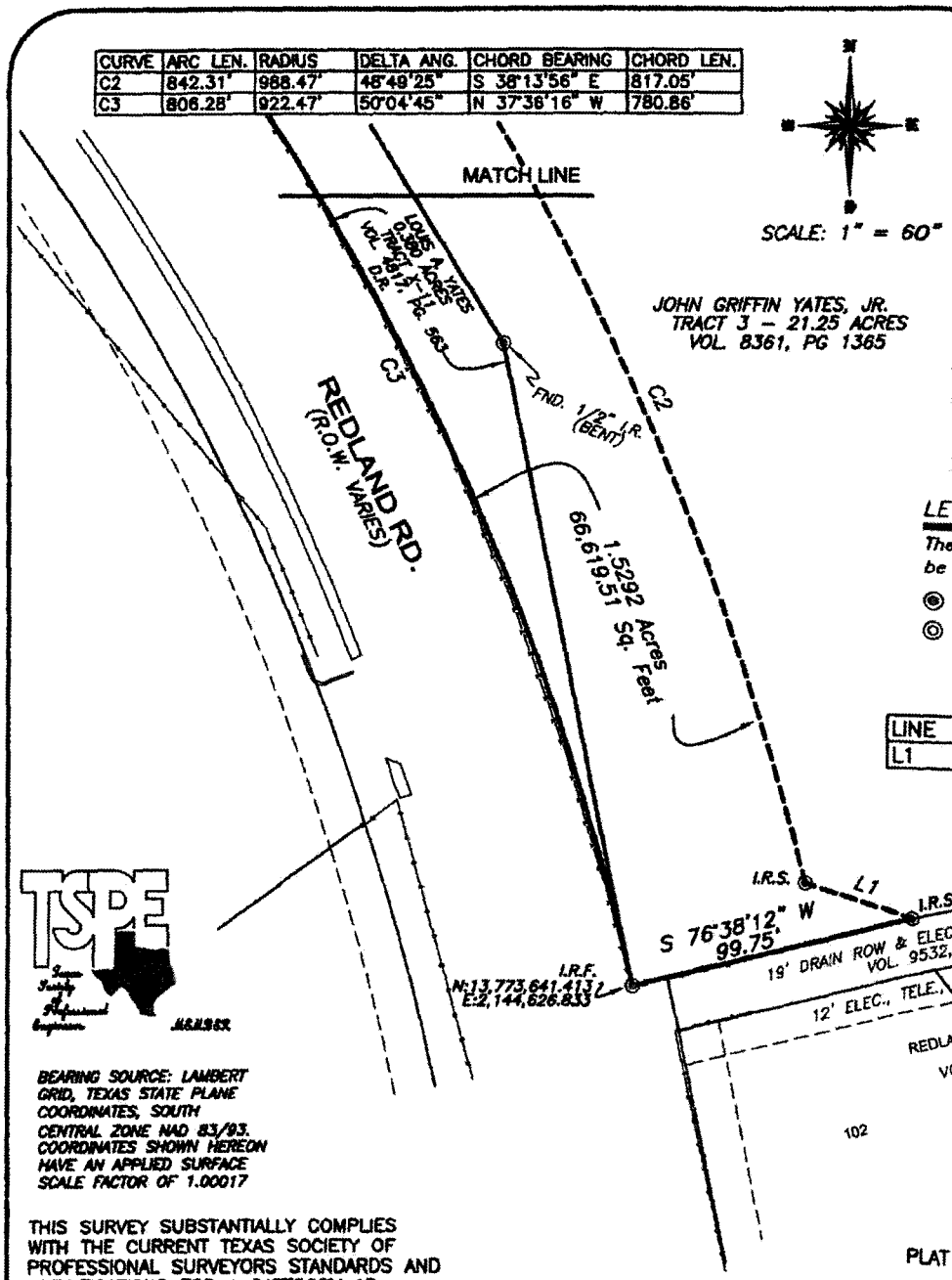
PROJECT: Redland Road North
PARCEL NO.: 19252





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- ◉ I.R.F. 1/2" IRON ROD FOUND
- ◎ I.R.S. ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."

LINE	BEARING	DISTANCE
L1	S 71°44'38" E	39.57'

TSPE
Texas Society of Professional Engineers
MEMBER

BEARING SOURCE: LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION 2 SURVEY.

REX L. HACKETT
DATE: 10/08/2014
PROJECT No.:2350.00

R.P.L.S. NO. 5573
TBPE No.:F-1162
TBPLS No.:100184-00
REVISED: 11/18/2014

STATE OF TEXAS
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