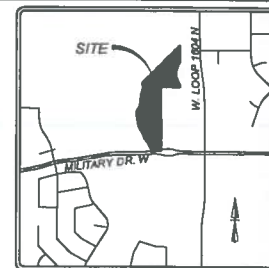
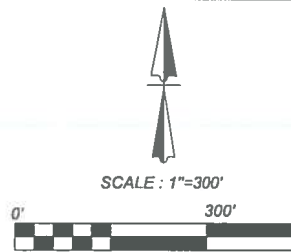


**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
5. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

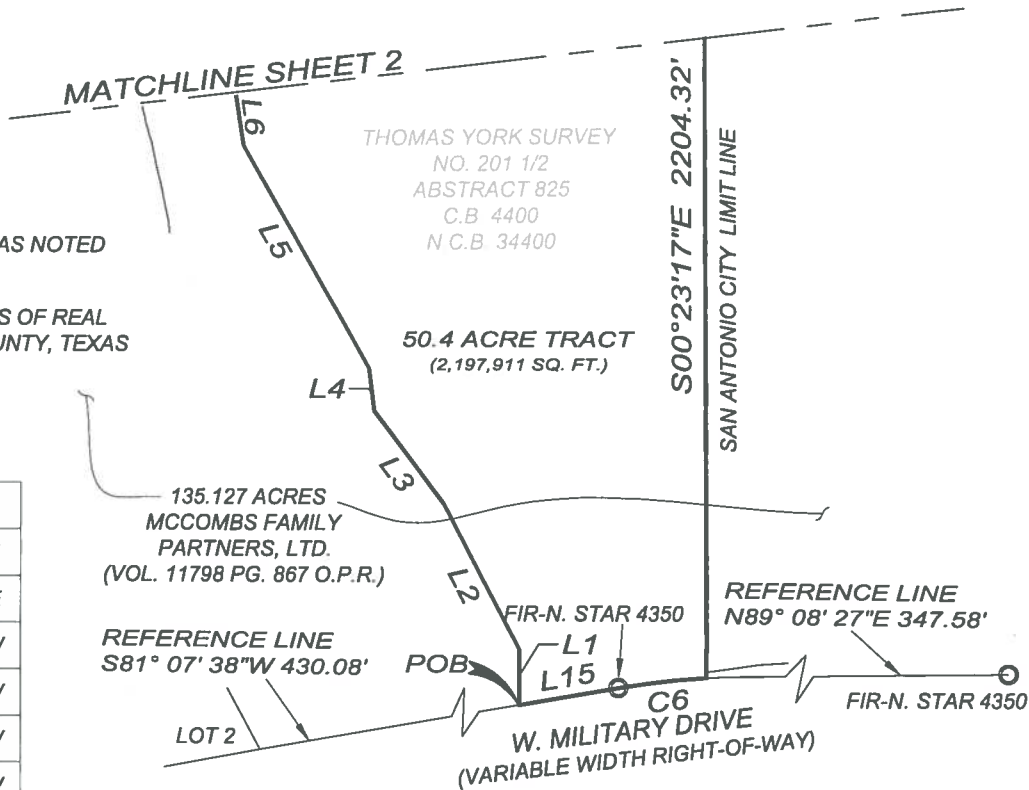


LOCATION MAP  
NOT-TO-SCALE

**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- POB POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

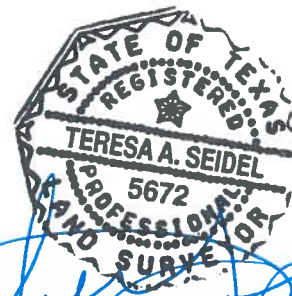
Line Table		
LINE #	LENGTH	DIRECTION
L1	86.21'	N00°03'39"E
L2	257.20'	N27°42'01"W
L3	180.05'	N36°56'34"W
L4	66.65'	N06°43'19"W
L5	399.78'	N29°52'14"W
L6	463.17'	N08°58'19"W
L15	157.67'	S80°15'07"W



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
 12100 PARK 35 CIRCLE BLDG. A, SUITE 158 MC-230 AUSTIN, TX 78753  
 PHONE: 512-239-5263, FAX: 512-239-5253

**ZONING EXHIBIT OF**

A 50.4 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2 ABSTRACT 825, COUNTY BLOCK 4400, NEW CITY BLOCK (NCB) 34400, AND BEING A PORTION OF A 135.127 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD. OF RECORDS IN VOLUME 11798 PAGE 867 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,



10/25/2017

*Teresa A. Seidel*

TERESA A. SEIDEL  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
 EMAIL: TSEIDEL@KFWENGINEERS.COM  
 DATE OF SURVEY: 07/20/2017  
 PROJECT NO.: 16-117

REVISIONS UPDATE NEW CITY BLOCK	ISSUE DATE 10/25/2017
JOB NO 16-117	DESIGNER TAS
DATE 07/20/2017	CHECKED TAS
DRAWN MR	

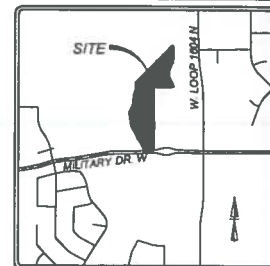
Date: Oct 25, 2017, 11:15am User ID: rvenegas File: S:\Draw 2016\16-117 135 Acres 1604 & Military - McCombs\16-117 135 Acres McCombs Property.dwg

**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
5. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

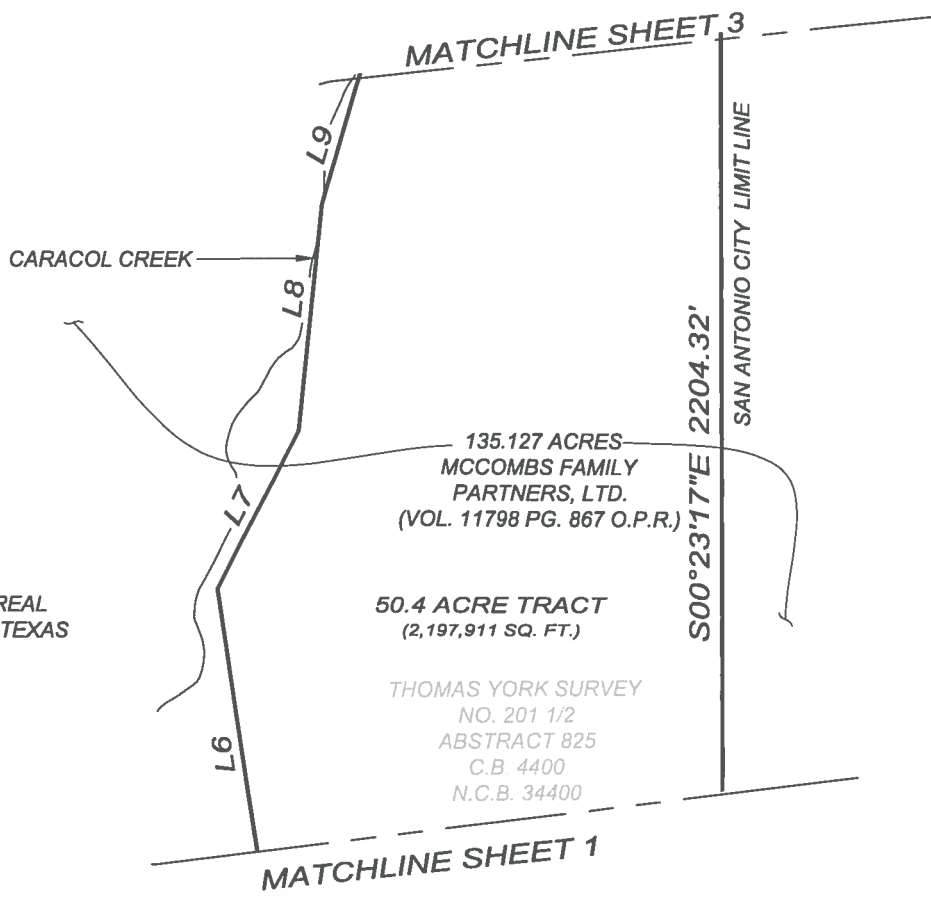


SCALE : 1"=300'



LOCATION MAP NOT-TO-SCALE

Line Table		
LINE #	LENGTH	DIRECTION
L6	463.17'	N08°58'19"W
L7	277.54'	N27°07'17"E
L8	354.80'	N05°37'49"E
L9	256.73'	N16°10'43"E



**SYMBOL LEGEND**

O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
12100 PARK 35 CIRCLE BLDG. A, SUITE 158 MC-230 AUSTIN, TX 78753  
PHONE 512-239-5263; FAX 512-239-5263

**ZONING EXHIBIT OF**



10/25/2017

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
EMAIL: TSEIDEL@KFWENGINEERS.COM  
DATE OF SURVEY: 07/20/2017  
PROJECT NO.: 16-117



A 50.4 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2 ABSTRACT 825, COUNTY BLOCK 4400, NEW CITY BLOCK (NCB) 34400, AND BEING A PORTION OF A 135.127 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD. OF RECORDS IN VOLUME 11798 PAGE 867 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,

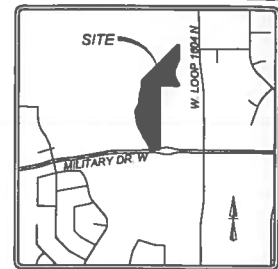
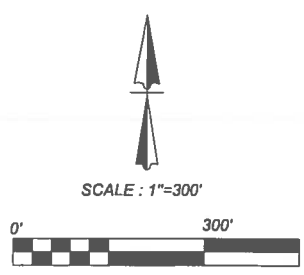
REVISIONS UPDATE NEW CITY BLOCK	ISSUE DATE 10/25/2017
JOB NO. 16-117	DESIGNER TAS
DATE 07/20/2017	CHECKED TAS
DRAWN MR	

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Oct 25, 2017, 11:16am, User: ID: tseidela, Project: 16-117, 135 Acres, 1604 & Military, McCombs O.B.S. 16-117, 135 Acres, McCombs Property, Inc.

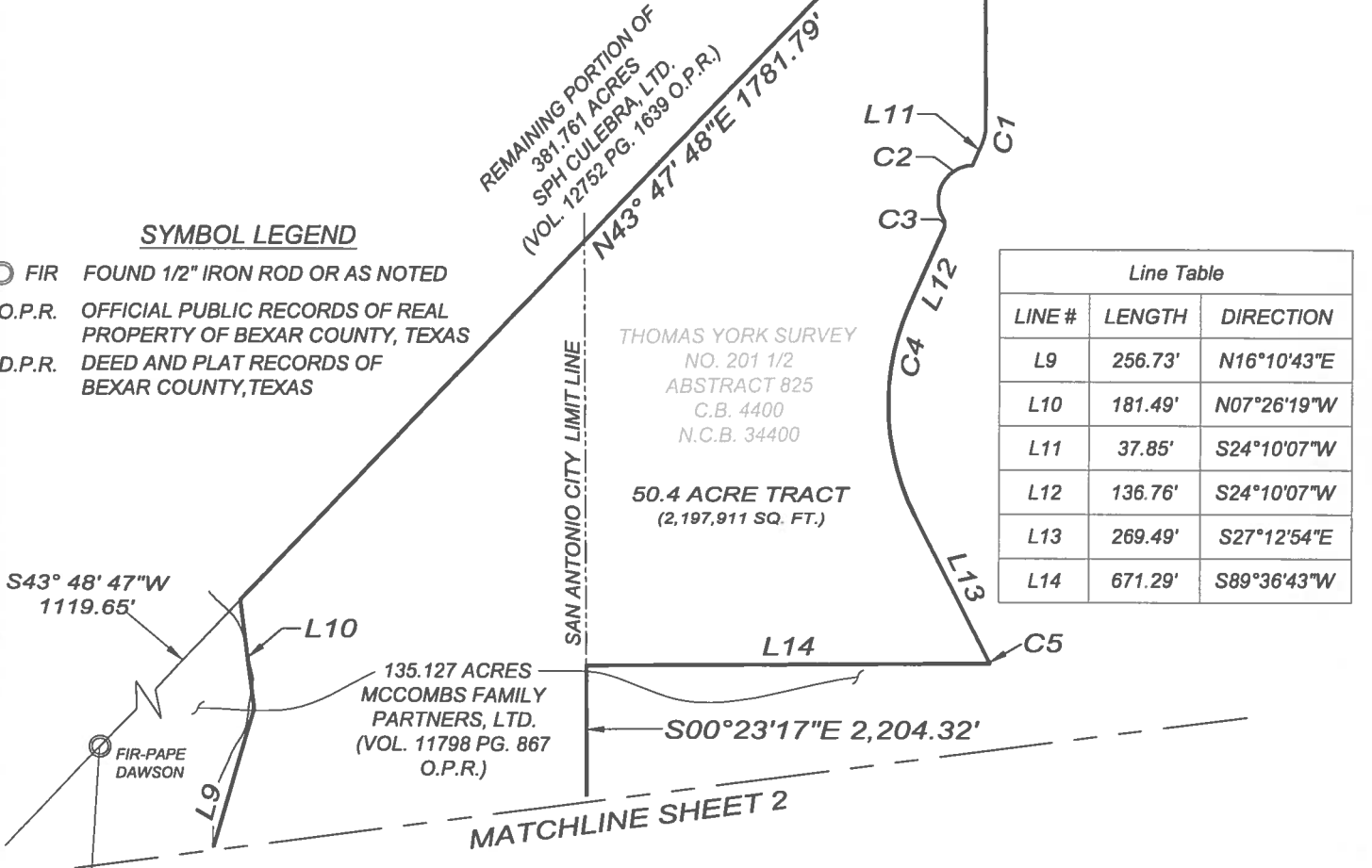
**NOTES**

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
5. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	32.14'	75.00'	024°33'24"	S11°53'25"W	31.90'
C2	122.46'	58.00'	120°58'34"	S28°13'52"W	100.95'
C3	15.76'	16.00'	056°25'32"	S04°02'39"E	15.13'
C4	363.21'	405.00'	051°23'00"	S01°31'23"E	351.16'
C5	4.79'	75.00'	003°39'42"	S25°23'03"E	4.79'

- SYMBOL LEGEND**
- FIR FOUND 1/2" IRON ROD OR AS NOTED
  - O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
  - D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



Line Table		
LINE #	LENGTH	DIRECTION
L9	256.73'	N16°10'43"E
L10	181.49'	N07°26'19"W
L11	37.85'	S24°10'07"W
L12	136.76'	S24°10'07"W
L13	269.49'	S27°12'54"E
L14	671.29'	S89°36'43"W



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
 THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
 12100 PARK 35 CIRCLE BLDG. A, SUITE 150 MC-230 AUSTIN, TX 78753  
 PHONE 512-239-5263 ; FAX: 512-239-5253

**ZONING EXHIBIT OF**

TERESA A. SEIDEL  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
 EMAIL: TSEIDEL@KFWENGINEERS.COM  
 DATE OF SURVEY: 07/20/2017  
 PROJECT NO.: 16-117

A 50.4 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2 ABSTRACT 825, COUNTY BLOCK 4400, NEW CITY BLOCK (NCB) 34400, AND BEING A PORTION OF A 135.127 ACRE TRACT OF LAND AS CONVEYED TO MCCOMBS FAMILY PARTNERS, LTD. OF RECORDS IN VOLUME 11798 PAGE 867 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS,

REVISIONS UPDATE NEW CITY BLOCK	ISSUE DATE 10/25/2017
JOB NO 16-117	DATE 07/20/2017
DRAWN MR	DESIGNER TAS
CHECKED TAS	

Date: Oct 25, 2017, 11:16am, User ID: fvenegas, File: S:\prow 2018\16-117 135 Acres 1004 & Military - McCombs\05.16-117 135 Acres McCombs Prosperity.dwg

**FIELD NOTE  
FOR  
A 50.4 ACRE TRACT**

A **50.4 acre** tract of land situated in Bexar County, Texas, out of the Thomas York Survey No. 201 ½ Abstract 825, County Block 4400, New City Block (NCB) 34400, a portion of a 135.127 acre tract of land as conveyed to McCombs Family Partners, Ltd. of Records in Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the north right-of-way line of W. Military Drive, a variable width right-of-way, and in a south line of the 135.127 acre tract, for the southwest corner of the tract described herein, from which a point for the southwest corner of the 135.127 acre tract bears S 81° 07' 38" W, a distance of 430.08 feet;

**THENCE:** into and across the 135.127 acre tract the following ten (10) courses:

1. N 00° 03' 39" E, a distance of **86.21 feet** to a point for an interior corner of the tract described herein,
2. N 27° 42' 01" W, a distance of **257.20 feet** to a point for an interior corner of the tract described herein,
3. N 36° 56' 34" W, a distance of **180.05 feet** to a point for an exterior corner of the tract described herein,
4. N 06° 43' 19" W, a distance of **66.65 feet** to a point for an interior corner of the tract described herein,
5. N 29° 52' 14" W, a distance of **399.78 feet** to a point for an exterior corner of the tract described herein,
6. N 08° 58' 19" W, a distance of **463.17 feet** to a point for an exterior corner of the tract described herein,
7. N 27° 07' 17" E, a distance of **277.54 feet** to a point for an interior corner of the tract described herein,
8. N 05° 37' 49" E, a distance of **354.80 feet** to a point for an exterior corner of the tract described herein,
9. N 16° 10' 43" E, a distance of **256.73 feet** to a point for an interior corner of the tract described herein,
10. N 07° 26' 19" W, a distance of **181.49 feet** to a point in the southeast line of a 381.761 acre tract of land as conveyed to SPH Culebra, Ltd., of record in Volume 12752 Page 1639 of the Official Public Records of Bexar County, Texas and the northwest line of the 135.127 acre tract, for the northwest corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "PAPE DAWSON" for a westerly corner of the 135.127 acre tract bears S 43° 48' 47" W, a distance of 1,119.65 feet;

**THENCE:** N 43° 48' 47" E, along and with southeast line of the 381.761 acre tract, the northwest line of the 135.127 acre tract, and crossing the Approximate San Antonio City Limit Line, a distance of **1,781.79 feet** to a point for the northeast corner of the tract described herein, from which a point for the southeast corner of the 381.761 acre tract, the northeast corner of the 135.127 acre tract and in the east right-of-way line of F.M. Loop 1604 bears N 43° 48' 47" E, a distance of 501.97 feet;

**THENCE:** into and across the 135.127 acre tract the following eleven (11) courses:

1. S 00° 23' 05" E, a distance of **499.69 feet** to a point for a point of curvature of the tract described herein;
2. With a curve to the right having a radius of **75.00 feet**, an arc length of **32.14 feet**, a delta angle of 024° 33' 24" and a chord bears, S 11° 53' 25" W, a distance of **31.90 feet** to a point of tangency of the tract described herein;
3. S 24° 10' 07" W, a distance of **37.85 feet** to a point of curvature of the tract described herein;
4. With a curve to the left having a radius of **58.00 feet**, an arc length of **122.46 feet**, a delta angle of 120° 58' 34" and a chord bears, S 28° 13' 52" W, a distance of **100.95 feet** to a point of reverse curve of the tract described herein;

5. With a curve to the right having a radius of **16.00 feet**, an arc length of **15.76 feet**, a delta angle of **056° 25' 32"** and a chord bears, **S 04° 02' 39" E**, a distance of **15.13 feet** to a point of tangency of the tract described herein;
6. **S 24° 10' 07" W**, a distance of **136.76 feet** to a point for a point of curvature of the tract described herein;
7. With a curve to the left having a radius of **405.00 feet**, an arc length of **363.21 feet**, a delta angle of **051° 23' 00"** and a chord bears, **S 01° 31' 23" E**, a distance of **351.16 feet** to a point of tangency of the tract described herein;
8. **S 27° 12' 54" E**, a distance of **269.49 feet** to a point for a point of curvature of the tract described herein;
9. With a curve to the right having a radius of **75.00 feet**, an arc length of **4.79 feet**, a delta angle of **003° 39' 42"** and a chord bears, **S 25° 23' 03" E**, a distance of **4.79 feet** to a point of tangency and for the east corner of the tract described herein;
10. **S 89° 36' 43" W**, a distance of **671.29 feet** to a point for an interior corner of the tract described herein;
11. **S 00° 23' 17" E**, a distance of **2,204.32 feet** to a point in a curve in the north right-of-way line of W. Military Drive and in a south line of the 135.127 acre tract, for a southeast corner of the tract described herein, from which a ½" iron rod found with a plastic cap stamped "N. STAR 4350" in the south line of the 135.127 acre tract bears N 89° 08' 27" E, a distance of 347.58 feet;

**THENCE:** With a curve to the left having a radius of **1243.00 feet**, an arc length of **138.59 feet**, a delta angle of **006° 23' 17"** and a chord bears, **S 83° 26' 46" W**, a distance of **138.51 feet** to a ½" found iron rod with a plastic cap stamped "N. STAR 4350" for a of tangency of the tract described herein;

**THENCE:** **S 80° 15' 07" W**, along and with the north right-of-way line of W. Military Drive and a south line of the 135.127 acre tract, a distance of **157.67 feet** to the **POINT OF BEGINNING** and containing **50.4 acres** or 2,197,911 square feet more or less, in Bexar County, Texas.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 16-177  
 Prepared by: KFW Surveying  
 Date: July 20, 2017  
 Updated: October 25, 2017  
 File: S:\Draw 2016\16-117 135 acres McCombs Property\ FN 50.4 ACRES - Zone

