

**Metes and Bounds Description**  
**for a**  
**0.013 Ac. Tract**  
(561 sq. ft.)

Being 0.013 acre of land (561 sq. ft.), being all of that called 0.013 acre tract located within New City Block 14483, San Antonio, Bexar County, Texas, recorded in Volume 1837, Page 464, Official Public Records of Real Property of Bexar County, Texas; said 0.013 acre tract (561 sq. ft.) being more particularly described as follows:

**Beginning** at a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") located at the intersection of the east right-of-way line of Santa Rosa St. and the southwest right-of-way line of San Pedro Creek; said iron pin being the most northerly corner of the said 0.013 acre tract and of the tract herein described;

- Thence the following calls along the common line between the said southwest right-of-way line of the San Pedro Creek and the tract herein described:
1. S 40°12'15" E, 70.00 feet departing the said east right-of-way line to a found iron pin for an angle point;
  2. S 25°09'51" E, 62.71 feet to a set IP W/YC being the common southeasterly corner of the tract herein described and of a remaining portion of Lot 2, New City Block 14483, Tex R-78, Rosa Verde Project, Unit I-B, San Antonio, Bexar County, Texas, recorded in Volume 7800, Page 224, Deed and Plat Records of Bexar County, Texas; said iron pin being the most southerly corner of the said 0.013 acre tract and of the tract herein described and also being at the beginning of a non-tangent curve to the left;
  3. Thence 129.52 feet along the said non-tangent curve to the left having a central angle of 04°56'50", a radius of 1500.00 feet, and whose chord bearing and distance is N 33°51'25" W, 129.48 feet to a set IP W/YC located on the said east right-of-way line of Santa Rosa St. for the end of this curve; said iron pin being the common northwesterly corner of the said 0.013 acre tract and of the remaining portion of Lot 2 for a corner of the tract herein described;

4. N 05°59'21" E, 2.71 feet to the **Point of Beginning** and containing 0.013 acre of land (561 sq. ft.), more or less.

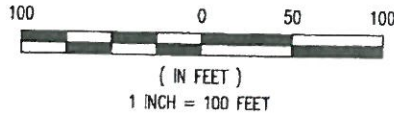
A plat of even date accompanies this metes and bounds description.



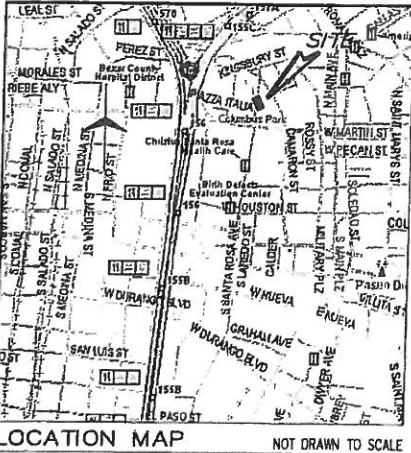
  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015



5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273

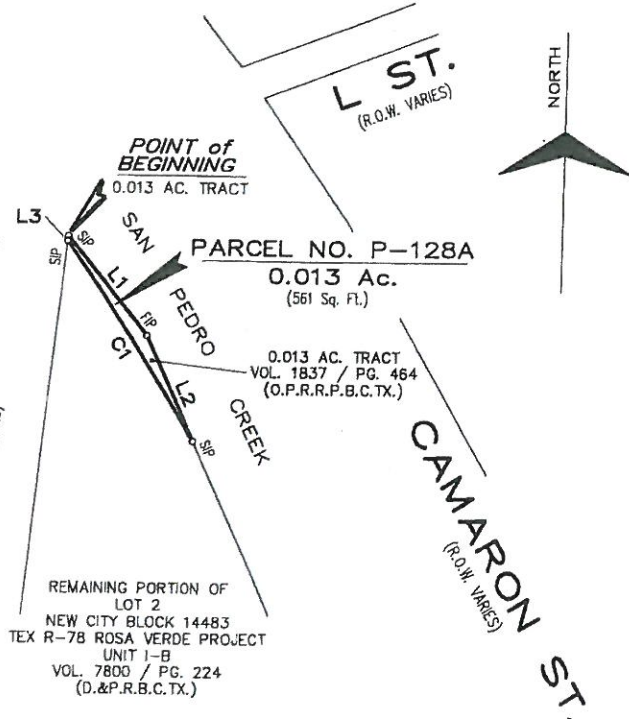


PARCEL NO. P-128A  
PROJECT NAME: SAN PEDRO CREEK



LOCATION MAP NOT DRAWN TO SCALE

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	04°56'50"	1500.00'	129.52'	64.80'	N33°51'25"W 129.48'



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S40°12'15"E	70.00'
L2	S25°09'51"E	62.71'
L3	N05°59'21"E	2.71'

**NOTES :**

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" ETCHED IN CONCRETE..
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**

BEING 0.013 ACRE OF LAND (561 SQ. FT.), BEING ALL OF THAT CALLED 0.013 AC. TRACT OUT OF NEW CITY BLOCK 14483, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 1837, PAGE 464, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

- VOL. 7800, PG. 224 (D.&P.R.B.C.TX.)
- VOL. 1837, PG. 464 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 24th DAY OF MARCH 2015, A.D.  
*Adalberto Camarillo*  
ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

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**Metes and Bounds Description**  
**for a**  
**0.127 Ac. Tract**  
(5,552 sq. ft.)

Being 0.127 acre of land (5,552 sq. ft.) and being all of that called 0.128 acre tract located within New City Block 14483, San Antonio, Bexar County, Texas, recorded in Volume 1837, Page 464, Official Public Records of Real Property of Bexar County, Texas; said 0.127 acre tract (5,552 sq. ft.) being more particularly described as follows:

**Beginning** at set "PK" nail located at the intersection of the north right-of-way line of Martin St. and the southwest right-of-way line of San Pedro Creek; said PK nail being the southeast corner of the said 0.128 acre tract and of the tract herein described;

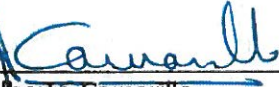
1. Thence N 84°12'25" W, 24.87 feet departing the said southwest right-of-way line and continuing along the said north right-of-way line to a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") at the common southerly corner of the said 0.128 acre tract and of the remaining portion of Lot 2, New City Block 14483, Tex R-78, Rosa Verde Project, Unit I-B, San Antonio, Bexar County, Texas, recorded in Volume 7800, Page 224, Deed and Plat Records of Bexar County, Texas; said iron pin being the southeast corner of the said remaining portion of Lot 2, being the southwest corner of the tract herein described, and being at the beginning of a non-tangent curve to the left;
2. Thence 253.47 feet along the said non-tangent curve to the left having a central angle of 09°40'55", a radius of 1500.00 feet, and whose chord bearing and distance is N 22°34'37" W, 253.17 feet to a found iron pin located on the southeast right-of-way line of San Pedro Creek for the end of this curve; said iron pin being the common northerly corner of the said 0.128 acre tract and of the remaining portion of Lot 2, and also being the northwest corner of the said 0.128 acre tract and of the tract herein described;
3. Thence N 60°43'06" E, 5.54 feet along the said southeast right-of-way line to a set IP W/YC located on the southwest right-of-way line of San Pedro Creek for an angle point; said iron pin being the northeast corner of the said 0.128 acre tract and of the tract herein described;

Thence along the common line between the said southwest right-of-way line of the San Pedro Creek and this tract the following calls:

4. S 33°49'35" E, 165.00 feet to an IP W/YC set for an angle point;
5. S 13°55'01" E, 105.00 feet to the **Point of Beginning** and containing 0.127 acre of land (5,552 sq. ft.), more or less.

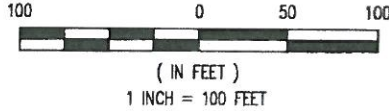
A plat of even date accompanies this metes and bounds description.



  
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Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015  
Revised April 21, 2015

# ROZNECKI ING AMARILLO

5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273

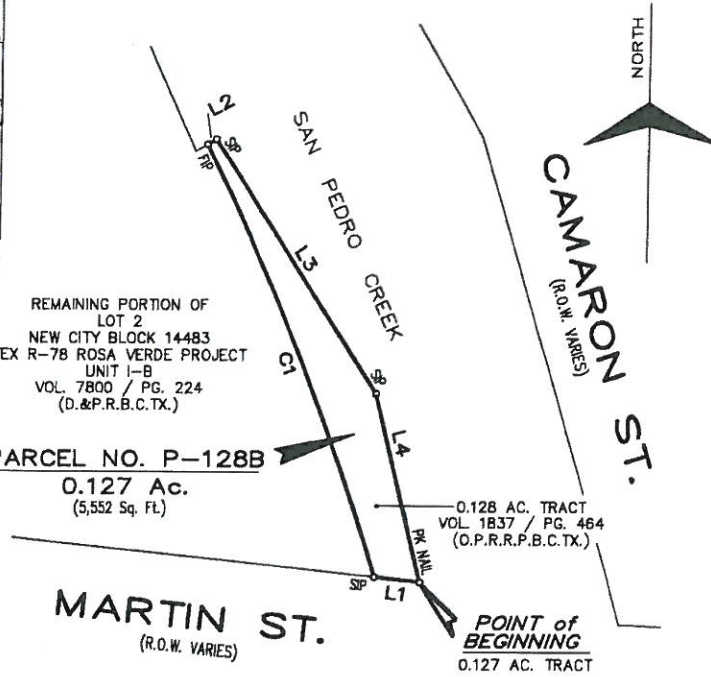


PARCEL NO. P-128B  
PROJECT NAME: SAN PEDRO CREEK



LOCATION MAP NOT DRAWN TO SCALE

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	09°40'55"	1500.00'	253.47'	127.04'	N22°34'37"W 253.17'



LINE DATA TABLE		
NO.	BEARING	LENGTH
L2	N60°43'06"E	5.54'
L3	S33°49'35"E	165.00'
L4	S13°55'01"E	105.00'
L1	N84°12'25"W	24.87'

**NOTES :**

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "PK NAIL" DENOTES A SET PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" ETCHED IN CONCRETE..
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**

BEING 0.127 ACRE OF LAND (5,552 SQ. FT.) AND BEING ALL OF THAT CALLED 0.128 AC. TRACT OUT OF NEW CITY BLOCK 14483, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 1837, PAGE 464, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

- VOL. 7800, PG. 224 (D.&P.R.B.C.TX.)
- VOL. 1837, PG. 464 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 24th DAY OF MARCH 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929  
REVISED: APRIL 21, 2015 SHEET 3 OF 3

H:\Jobs\12\013\Techprod\Survey\12013\_S\dwg\12013 Parcels 1.dwg 4/21/2015 2:20:12 PM CDT



**Metes and Bounds Description**  
**for a**  
**0.373 Ac. Tract**  
(16,234 sq. ft.)

Being 0.373 acre of land (16,234 sq. ft.) and being all that drainage right-of-way dedicated to the City of San Antonio located within New City Block 14485, Tex R-78, Rosa Verde Project, Urban Renewal Agency, San Antonio, Texas, Subdivision Unit II, San Antonio, Bexar County, Texas, recorded in Volume 8600, Page 98, Deed and Plat Records of Bexar County, Texas; said 0.373 acre tract (16,234 sq. ft.) being more particularly described as follows:

**Beginning** at a set PK Nail located at the intersection of the north right-of-way line of Travis St. and the west right-of-way line of San Pedro Creek; said PK Nail being the southeast corner of the said drainage right-of-way and of the tract herein described;

1. Thence N 88°54'33" W, 26.00 feet departing the said west right-of-way line and continuing along the said north right-of-way line to a 1/2" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") set at the common southerly corner of the said drainage right-of-way and of Lot 4, New City Block 14485, Tex R-78, Rosa Verde Project, Urban Renewal Agency, San Antonio, Texas, Subdivision Unit II, San Antonio, Bexar County, Texas, recorded in Volume 8600, Page 98, Deed and Plat Records of Bexar County, Texas; said iron pin being the southeast corner of the said Lot 4 and also being the southwest corner of the tract herein described;

Thence along the common line between the said Lot 4 and the said drainage right-of-way the following calls:


2. N 01°46'45" E, 181.00 feet departing the said north right-of-way line of Travis St. to a set PK Nail for an angle point;
3. N 63°50'00" E, 2.64 feet to a set PK Nail for an angle point;
4. N 08°25'10" E, 180.01 feet to a set "X" for an angle point;
5. N 00°02'02" W, 23.04 feet to a set PK Nail for an angle point;
6. N 03°53'57" W, 101.82 feet to a set PK Nail for an angle point;



7. N 06°20'12" W, 11.30 feet to a set PK Nail for an angle point;
  8. N 09°16'24" W, 135.82 feet to a set PK Nail located on the south right-of-way line of Martin St. and being the common northerly corner of the said drainage right-of-way and of Lot 4; said PK Nail being the northeast corner of the said Lot 4 and also being the northwest corner of the tract herein described;
  9. Thence S 84°21'08" E, 26.51 feet departing the said common line and continuing along the said south right-of-way line to a set "X" located at the intersection with the said west right-of-way line of San Pedro Creek; said "X" being the northeast corner of the said drainage right-of-way and of the tract herein described;
- Thence the following calls along the common line between the San Pedro Creek and the said drainage right-of-way:
10. S 12°51'33" E, 104.59 feet to an IP W/YC set at the beginning of a curve to the right;
  11. 53.09 feet along the said curve to the right having a central angle of 16°37'20", a radius of 183.00 feet, and whose chord bearing and distance is S 04°32'53" E, 52.90 feet to a found iron pin for the end of this curve;
  12. S 03°45'47" W, 135.22 feet to a set IP W/YC for an angle point;
  13. S 03°55'45" W, 60.07 feet to a set PK Nail for an angle point;
  14. S 05°22'11" W, 159.71 feet to an angle point;
  15. S 02°00'42" W, 119.44 feet to the **Point of Beginning** and containing 0.373 acre of land (16,234 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.



  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015



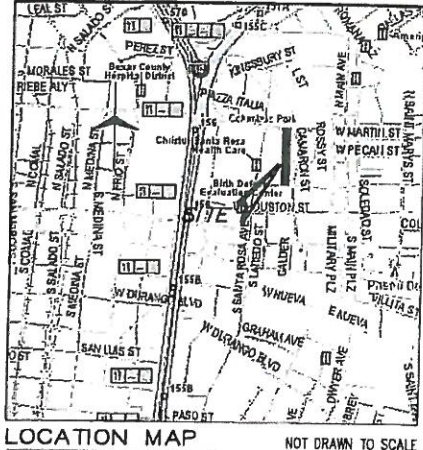
# POZNECKI INC AMARILLO

5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



( IN FEET )  
1 INCH = 200 FEET

PARCEL NO. P-131  
PROJECT NAME: SAN PEDRO CREEK



LOCATION MAP NOT DRAWN TO SCALE

MARTIN ST.  
(R.O.W. VARIES)

CAMARON ST.  
(R.O.W. VARIES)

SALINAS ST.

TRAVIS ST.  
(R.O.W. VARIES)

LOT 4  
NEW CITY BLOCK 14485  
TEX R-78 ROSA VERDE PROJECT  
URBAN RENEWAL AGENCY  
SAN ANTONIO, TEXAS SUBDIVISION UNIT II  
VOL. 8600 / PG. 98  
(D.&P.R.B.C.TX.)

PARCEL NO. P-131  
0.373 Ac.  
(16,234 Sq. Ft.)

0.373 AC. TRACT  
DRAINAGE R.O.W.  
VOL. 8600 / PG. 98  
(D.&P.R.B.C.TX.)

POINT of BEGINNING  
0.373 AC. TRACT

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	16°37'20"	183.00'	53.09'	26.73'	S04°32'53"E 52.90'

**NOTES :**

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" SCRIBED ON SURFACE.
- "FIP" DENOTES FOUND IRON PIN.
- "UTS" DENOTES A MONUMENT "UNABLE TO SET".
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**

BEING 0.373 ACRE OF LAND (16,234 SQ. FT.) AND BEING ALL THAT DRAINAGE RIGHT-OF-WAY DEDICATED TO THE CITY OF SAN ANTONIO LOCATED WITHIN NEW CITY BLOCK 14485, TEX R-78, ROSA VERDE PROJECT, URBAN RENEWAL AGENCY, SAN ANTONIO, TEXAS, SUBDIVISION UNIT II, SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 8600, PAGE 98, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

VOL. 8600, PG. 98 (D.&P.R.B.C.TX.)

JOB NO. : 12013  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)

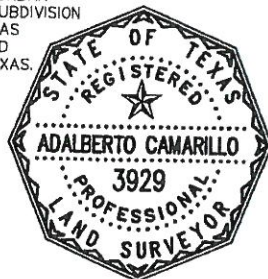
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S12°51'33"E	104.59'	L8	N63°50'00"E	2.64'
L2	S03°45'47"W	135.22'	L9	N08°25'10"E	180.01'
L3	S03°55'45"W	60.07'	L10	N00°02'02"W	23.04'
L4	S05°22'11"W	159.71'	L11	N03°53'57"W	101.82'
L5	S02°00'42"W	119.44'	L12	N06°20'12"W	11.30'
L6	N88°54'33"W	26.00'	L13	N09°16'24"W	135.82'
L7	N01°46'45"E	181.00'	L14	S84°21'08"E	26.51'

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 24th DAY OF MARCH 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929  
SHEET 3 OF 3



H:\Jobs\12\013\Techprod\Survey\12013\_S\dwg\12013 Parcels 1.dwg 3/24/2015 8:44:42 AM CDT



**Metes and Bounds Description**  
**for a**  
**0.052 Ac. Tract**  
(2,246 sq. ft.)

Being 0.052 acre of land (2,246 sq. ft.) and being all of that called 2,261 sq. ft. tract of land out of New City Block 14486, San Antonio, Bexar County, Texas, recorded in Volume 2838, Page 865, Official Public Records of Real Property of Bexar County, Texas; said 0.052 acre tract (2,246 sq. ft.) being more particularly described as follows:

**Beginning** at a set "X" located on the south right-of-way line of Travis St. and being the common northerly corner of the said 2,261 sq. ft. tract and of the remaining portion of Lot 2, New City Block 14486, Tex R-78, Rosa Verde Project, Urban Renewal Agency, San Antonio, Texas Subdivision, Unit III-A, San Antonio, Bexar County, Texas, recorded in Volume 6700, Page 102, Deed and Plat Records of Bexar County, Texas; said "X" being the northwest corner of the said 2,261 sq. ft. tract and of the tract herein described;

1. Thence S 88°56'48" E, 11.71 feet along the said south right-of-way line to a set PK Nail at the intersection with the west right-of-way line of the San Pedro Creek; said PK Nail being the northeast corner of the said 2,261 sq. ft. tract and of the tract herein described;
2. Thence S 05°08'35" E, 214.86 feet departing the south right-of-way line of Travis St. and continuing along the said west right-of-way line to a set "X" being the common southerly corner of the said 2,261 sq. ft. tract and of the said remaining portion of Lot 2;
- Thence The following calls along the common line between the said 2,261 sq. ft. tract and the said remaining portion of Lot 2:
3. N 11°30'21" W, 81.48 feet departing the said west right-of-way line of the San Pedro Creek to a set ½" iron pin with yellow cap labeled "PCI" (herein after described as "IP W/YC") for an angle point;

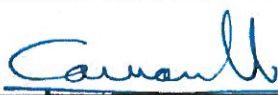
**Parcel No. P-145A**  
**Project Name: San Pedro Creek**

Page 2 of 3

4. S 78°29'39" W, 2.50 feet to a PK Nail set for an angle point; said Nail being at the beginning of a non-tangent curve to the right.
5. 114.15 feet along the said curve to the right having a central angle of 10°53'32", a radius of 600.46 feet, and whose chord bearing and distance is N 06°03'35" W, 113.98 feet to a set "X" for the end of this curve;
6. N 00°36'49" W, 21.52 feet to the **Point of Beginning** and containing 0.052 acre of land (2,246 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.

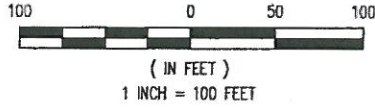


  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
April 6, 2015

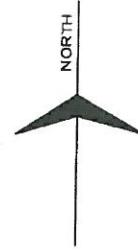




5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273

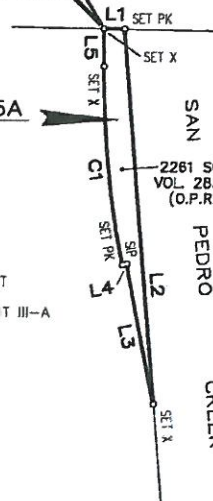


PARCEL NO. P-145A  
PROJECT NAME: SAN PEDRO CREEK



**TRAVIS ST.**  
(R.O.W. VARIES)

POINT of BEGINNING  
0.052 AC. TRACT



PARCEL NO. P-145A  
0.052 Ac.  
(2,246 Sq. Ft.)

REMAINING PORTION OF  
LOT 2  
NEW CITY BLOCK 14486  
TEX R-78 ROSA VERDE PROJECT  
URBAN RENEWAL AGENCY  
SAN ANTONIO, TEXAS SUBDIVISION UNIT III-A  
VOL. 6700 / PG. 102  
(D.&P.R.B.C.TX.)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S88°56'48"E	11.71'
L2	S05°08'35"E	214.86'
L3	N11°30'21"W	81.48'
L4	S78°29'39"W	2.50'
L5	N00°36'49"W	21.52'

**NOTES :**

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" ETCHED IN CONCRETE..
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**

BEING 0.052 ACRE OF LAND (2,246 SQ. FT.) AND BEING ALL OF THAT CALLED 2,261 SQ. FT. TRACT OF LAND OUT OF NEW CITY BLOCK 14486, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 2838, PAGE 865, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

- VOL. 6700, PG. 102 (D.&P.R.B.C.TX.)
- VOL. 2838, PG. 865 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 6th DAY OF APRIL 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

H:\Jobs\12\013\Techprod\Survey\LD\12013\_S.dwg\12013 Parcels 3.dwg 4/6/2015 8:44:48 AM CDT





**Metes and Bounds Description**  
**for a**  
**0.320 Ac. Tract**  
(13,922 sq. ft.)

Being 0.320 acre of land (13,922 sq. ft.) and being all of Lots 1, 2, and 3, New City Block 150, San Antonio, Bexar County, Texas, recorded in Volume 1837, Page 464, Official Public Records of Real Property of Bexar County, Texas; said 0.320 acre tract (13,922 sq. ft.) being more particularly described as follows:

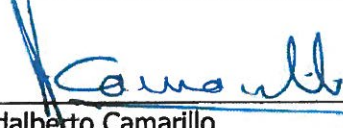
**Beginning** at a set PK Nail located at the intersection of the south right-of-way line of Travis St. with the southwest right-of-way line of Camaron St.; said PK Nail being the northeast corner of the said Lot 3 and also of the tract herein described;

1. Thence S 13°48'14" E, 297.16 feet departing the said south right-of-way line and continuing along the said southwest right-of-way line to a set PK Nail located at the intersection with the north right-of-way line of Houston St.; said PK Nail being the southeast corner of the said Lot 1 and also of the tract herein described;
  
2. Thence S 87°44'23" W, 69.68 feet departing the said southwest right-of-way line and continuing along the said north right-of-way line to a set PK Nail located at the intersection with the east right-of-way line of the San Pedro Creek; said PK Nail being the southwest corner of the said Lot 1 and also of the tract herein described;
  
- Thence The following calls along the said east right-of-way line:
  
3. N 06°36'27" W, 139.48 feet departing the said north right-of-way line to a set PK Nail for an angle point;
  
4. N 01°56'53" W, 153.23 feet to a set PK Nail located on the said south right-of-way line of Travis St.; said PK Nail being the northwest corner of the said Lot 3 and also of the tract herein described;

5. Thence S 88°56'48" E, 19.98 feet departing the said east right-of-way line and continuing along the said south right-of-way line to the **Point of Beginning** and containing 0.320 acre of land (13,922 sq. ft.), more or less.

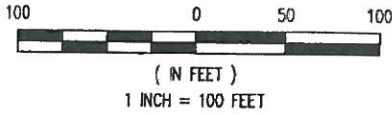
A plat of even date accompanies this metes and bounds description.



  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
April 6, 2015

**ROZNECKI INC**  
**CAMARILLO**

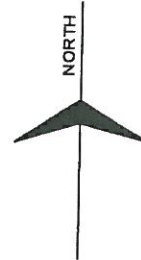
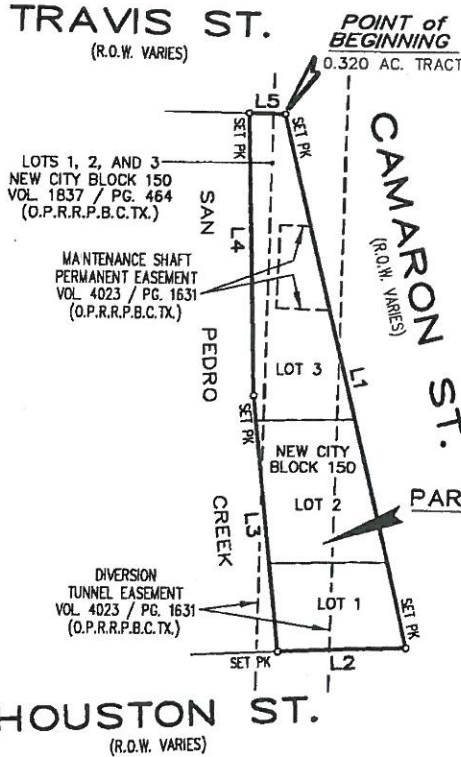
5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



PARCEL NO. P-148  
PROJECT NAME: SAN PEDRO CREEK



LOCATION MAP NOT DRAWN TO SCALE



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S13°48'14\"E	297.16'
L2	S87°44'23\"W	69.68'
L3	N06°36'27\"W	139.48'
L4	N01°56'53\"W	153.23'
L5	S88°56'48\"E	19.98'

PARCEL NO. P-148  
0.320 Ac.  
(13,922 Sq. Ft.)

**NOTES :**

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" ETCHED IN CONCRETE.
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

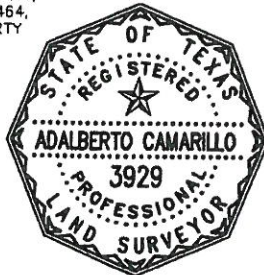
**PLAT SHOWING :**

BEING 0.320 ACRE OF LAND (13,922 SQ. FT.) AND BEING ALL OF LOTS 1, 2, AND 3, NEW CITY BLOCK 150, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 1837, PAGE 464, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

- VOL. 1837, PG. 464 (O.P.R.R.P.B.C.TX.)
- VOL. 4023, PG. 1631 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)



THIS EXHIBIT WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW:  
TITLE COMMITMENT G.F. NO. 1400760-03, TITLE RESOURCES GUARANTY COMPANY  
DATE ISSUED: APRIL 10, 2014  
EFFECTIVE DATE: MARCH 27, 2014  
ONLY THOSE MATTERS IDENTIFIED IN THE TITLE COMMITMENT AND THOSE THAT THE SURVEYOR WERE AWARE OF AT THE TIME OF THIS EXHIBIT ARE SHOWN AND /OR LISTED.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 6th DAY OF APRIL 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

H:\Jobs\12\013\Techprod\Survey\12013\_S\dwg\12013 Parcels 3.dwg 4/6/2015 8:44:48 AM CDT



**Metes and Bounds Description**  
**for a**  
**0.305 Ac. Tract**  
(13,292 sq. ft.)

Being 0.305 acre of land (13,292 sq. ft.), being all of that called 0.306 acre tract known as Lot 1, New City Block 913, San Antonio, Bexar County, Texas, recorded in Volume 6556, Page 556, Official Public Records of Real Property of Bexar County, Texas; said 0.305 acre tract (13,292 sq. ft.) being more particularly described as follows:


**Beginning** at a set 1/2" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") located at the intersection of the south right-of-way line of Houston St. with the southwest right-of-way line of Camaron St.; said iron pin being the northeast corner of the said called 0.306 acre tract and of the tract herein described;

1. Thence S 07°59'34" E, 157.96 feet departing the said south right-of-way line and continuing along the said southwest right-of-way line to a set IP W/YC being the common easterly corner of the said called 0.306 acre tract and of a 0.180 acre tract recorded in Volume 1936, Page 190, Official Public Records of Real Property of Bexar County, Texas; said iron pin also being the southeast corner of the said called 0.306 acre tract and of the tract herein described;
2. Thence S 89°07'09" W, 96.29 feet departing the said southwest right-of-way line and continuing along the common line between the said called 0.306 acre tract and the said 0.180 acre tract to a found nail with a broken head located on the east right-of-way line of the San Pedro Creek; said nail being the common westerly corner of the said called 0.306 acre tract and of the said 0.180 acre tract; said nail also being the southwest corner of the said called 0.306 acre tract and of the tract herein described;
- Thence The following calls along the east right-of-way line of the San Pedro Creek:
3. N 00°28'44" E, 98.80 feet departing the said common line to an IP W/YC set for an angle point;

4. N 01°35'25" W, 56.99 feet to a set IP W/YC located at the intersection with the said south right-of-way line of Houston St.; said iron pin also being the northwest corner of the said called 0.306 acre tract and of the tract herein described;
5. Thence N 88°21'41" E, 75.10 feet departing the said east right-of-way line of San Pedro Creek and continuing along the said south right-of-way line to the **Point of Beginning** and containing 0.305 acre of land (13,292 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.

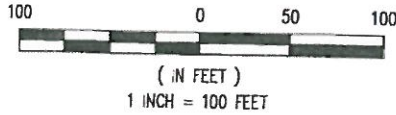


  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015

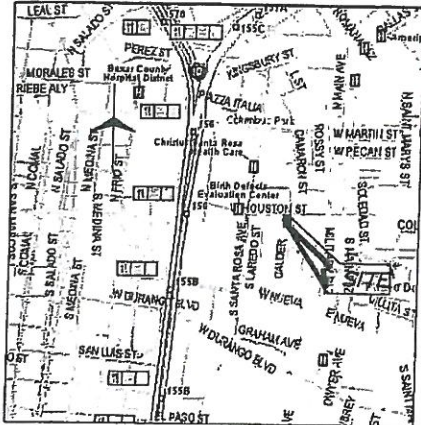
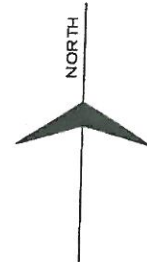


# POZNECKI ING AMARILLO

5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



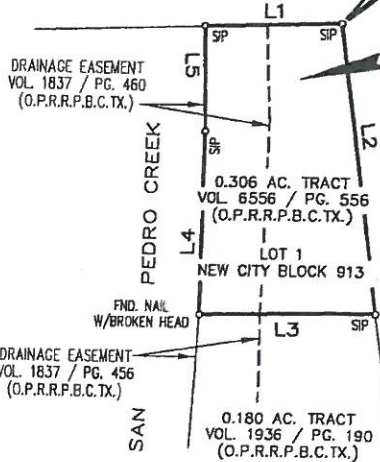
PARCEL NO. P-159  
PROJECT NAME: SAN PEDRO CREEK



**HOUSTON ST.**  
(R.O.W. VARIES)

POINT of BEGINNING  
0.305 AC. TRACT

**PARCEL NO. P-159**  
0.305 Ac.  
(13,292 Sq. Ft.)



**CAMARON ST.**  
(R.O.W. VARIES)

### LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N88°21'41"E	75.10'
L2	S07°59'34"E	157.96'
L3	S89°07'09"W	96.29'
L4	N00°28'44"E	98.80'
L5	N01°35'25"W	56.99'

### NOTES :

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" ETCHED IN CONCRETE..
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

### DIRECTIONAL CONTROL BASIS :

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

### PLAT SHOWING :

BEING 0.305 ACRE OF LAND (13,292 SQ. FT.), BEING ALL OF THAT CALLED 0.306 ACRE TRACT KNOWN AS LOT 1, NEW CITY BLOCK 913, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 6556, PAGE 556, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

### REFERENCES :

- VOL. 1936, PG. 190 (O.P.R.R.P.B.C.TX.)
- VOL. 6556, PG. 556 (O.P.R.R.P.B.C.TX.)
- VOL. 1837, PG. 456 (O.P.R.R.P.B.C.TX.)
- VOL. 1837, PG. 460 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 24th DAY OF MARCH 2015, A.D.

*Adalberto Camarillo*  
ADALBERTO-CAMARILLO, R.P.L.S. NO. 3929

SHEET 3 OF 3

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**Metes and Bounds Description**  
**for a**  
**0.693 Ac. Tract**  
(30,195 sq. ft.)

Being 0.693 acre of land (30,195 sq. ft.) out of a tract of land comprised of all of Lot 22 and the remaining portions of Lots 20, 21, and 23, New City Block 111, San Antonio, Bexar County, Texas, recorded in Volume 4127, Page 379, Deed Records of Bexar County, Texas; said 0.693 acre tract (30,195 sq. ft.) being more particularly described as follows:

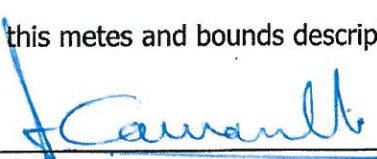
**Beginning** at a set PK Nail located at the intersection of the south right-of-way line of Dolorosa St. with the east right-of-way line of the San Pedro Creek; said PK Nail being the northwest corner of the said Lot 22 and also of the tract herein described;

1. Thence S 85°39'01" E, 76.54 feet departing the said east right-of-way line and continuing along the said south right-of-way line to a set PK Nail being the northeast corner of the tract herein described;
  2. Thence S 01°04'26" W, 406.97 feet departing the said south right-of-way line of Dolorosa St. and crossing the said Lots 22 and 23 to a set ½" iron pin with yellow cap labeled "PCI" (herein after described as "IP W/YC") located on the north right-of-way line of Nueva St.; said iron pin being the southeast corner of the tract herein described;
- Thence The following calls along the said north right-of-way line:
3. N 83°09'48" W, 67.60 feet to a set IP W/YC for an angle point;
  4. N 89°18'09" W, 2.12 feet to a set PK Nail located at the intersection with the said east right-of-way line of the San Pedro Creek; said PK Nail being the southwest corner of the said Lot 23 and also of the tract herein described;

- Thence The following calls along the said east right-of-way line:
5. N 01°10'59" E, 4.19 feet departing the said north right-of-way line to a set PK Nail for an angle point;
  6. N 04°29'01" W, 28.76 feet to a set PK Nail for an angle point;
  7. N 00°37'01" W, 59.60 feet to a set PK Nail for an angle point;
  8. N 00°36'59" E, 312.20 feet to the **Point of Beginning** and containing 0.693 acre of land (30,195 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.

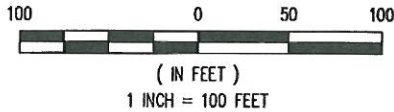


  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
April 6, 2015  
Revised August 14, 2015



# POZNECKI AND CAMARILLO

5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273

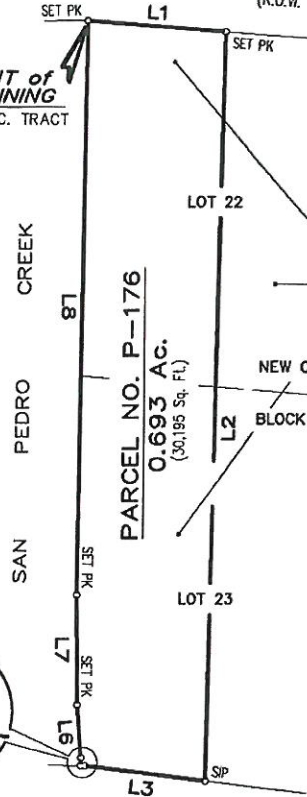
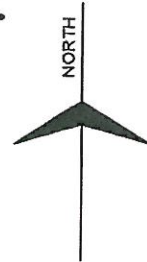


PARCEL NO. P-176  
PROJECT NAME: SAN PEDRO CREEK

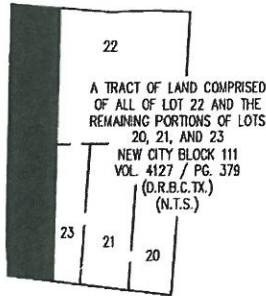


POINT of  
BEGINNING  
0.693 AC. TRACT

**DOLOROSA ST.**  
(R.O.W. VARIES)



A TRACT OF LAND COMPRISED  
OF ALL OF LOT 22 AND THE  
REMAINING PORTIONS OF LOTS  
20, 21, AND 23  
NEW CITY BLOCK 111  
VOL. 4127 / PG. 379  
(D.R.B.C.TX.)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S85°39'01"E	76.54'
L2	S01°04'26"W	406.97'
L3	N83°09'48"W	67.60'
L4	N89°18'09"W	2.12'
L5	N01°10'59"E	4.19'
L6	N04°29'01"W	28.76'
L7	N00°37'01"W	59.60'
L8	N00°36'59"E	312.20'

**NOTES :**

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" ETCHED IN CONCRETE.
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**

BEING 0.693 ACRE OF LAND (30,195 SQ. FT.) OUT OF A TRACT OF LAND COMPRISED OF ALL OF LOT 22 AND THE REMAINING PORTIONS OF LOTS 20, 21, AND 23, NEW CITY BLOCK 111, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4127, PAGE 379, DEED RECORDS OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

- VOL. 4127, PG. 379 (D.R.B.C.TX.)
- VOL. 2299, PG. 123 (D.R.B.C.TX.)

JOB NO. : 12013  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)



**NUEVA ST.**  
(R.O.W. VARIES)

THIS EXHIBIT WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW: TITLE COMMITMENT G.F. NO. 1400752-03, TITLE RESOURCES GUARANTY COMPANY DATE ISSUED: APRIL 3, 2014 EFFECTIVE DATE: MARCH 24, 2014 ONLY THOSE MATTERS IDENTIFIED IN THE TITLE COMMITMENT AND THOSE THAT THE SURVEYOR WERE AWARE OF AT THE TIME OF THIS EXHIBIT ARE SHOWN AND /OR LISTED.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 6th DAY OF APRIL 2015, A.D.

*Adalberto Camarillo*  
ADALBERTO CAMARILLO, R.P.L.S. NO. 3929  
REVISED: AUGUST 14, 2015 SHEET 3 OF 3

H:\Jobs\12\013\_Techprod\Survey\DD\12013\_S\dwg\12013 Parcels 3.dwg 8/13/2015





**Metes and Bounds Description**  
**for a**  
**0.016 Ac. Tract**  
(703 sq. ft.)

Being 0.016 acre of land (703 sq. ft.) out of a remaining portion of Lot 4, New City Block 13419, Tex R-39, Central West Area Project I, Urban Renewal, San Antonio, Texas Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 5502, Page 30, Deed and Plat Records, Bexar County, Texas; said 0.016 acre tract (703 sq. ft.) being more particularly described as follows:

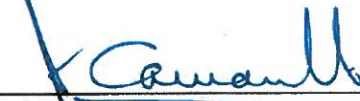
**Beginning** at a found aluminum cap located on the northwest right-of-way line of San Pedro Creek; said cap being the common corner between the said remaining portion of Lot 4 and of Lot 9, New City Block 13419, San Antonio Police Headquarters Subdivision, San Antonio, Bexar County, Texas recorded in Volume 9673, Page 111, Deed and Plat Records of Bexar County, Texas; said cap also being the northeast corner of the said remaining portion of Lot 4 and of the tract herein described;

1. Thence S 37°23'09" W, 68.90 feet along the said northwest right-of-way line to a set PK nail being the common corner between the said remaining portion of Lot 4 and of a 0.102 acre tract recorded in Volume 7705, Page 787, Deed Records of Bexar County, Texas; said PK nail also being the southeast corner of the said remaining portion of Lot 4 and of the tract herein described;
  2. Thence N 63°37'08" W, 9.35 feet departing the said northwest right-of-way line and continuing along the common line between the said remaining portion of Lot 4 and the said 0.102 acre tract to a set 1/2" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") being the common corner of the remaining portion of Lot 4, of the said 0.102 acre tract, and of a 0.577 acre tract recorded in Volume 4087, Page 683, Official Public Records of Real Property of Bexar County, Texas; said iron pin also being the southwest corner of the said remaining portion of Lot 4 and of the tract herein described;
- Thence The following calls along the common line between the said remaining portion of Lot 4 and of the said 0.577 acre tract:

3. N 36°56'03" E, 5.96 feet departing the common line between the said remaining portion of Lot 4 and of the said 0.102 acre tract to an IP W/YC set at the beginning of a curve to the left;
4. 61.53 feet long the said curve to the left having a central angle of 04°18'37", a radius of 817.97 feet, and whose chord bearing and distance are N 34°32'55" E, 61.52 feet to a set IP W/YC located on the common line between the said remaining portion of Lot 4 and of the said Lot 9; said iron pin also being the northwest corner of the said remaining portion of Lot 4 and of the tract herein described;
5. Thence S 67°35'16" E, 12.70 feet departing the common line between the said remaining portion of Lot 4 and of the said 0.577 acre tract and continuing along the common line between the said remaining portion of Lot 4 and of the said Lot 9 to the **Point of Beginning** and containing 0.016 acre of land (703 sq. ft.), more or less.

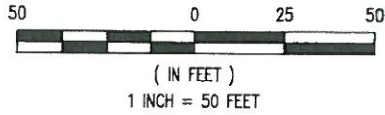
A plat of even date accompanies this metes and bounds description.



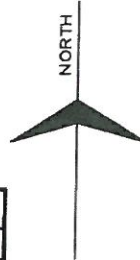
  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015  
Revised April 21, 2015

# ROZNECKI INC AMARILLO

5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



PARCEL NO. P-190A  
PROJECT NAME: SAN PEDRO CREEK



LOCATION MAP NOT DRAWN TO SCALE

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	04°18'37"	817.97'	61.53'	30.78'	N34°32'55"E 61.52'

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N63°37'08"W	9.35'
L2	N36°56'03"E	5.96'
L3	S67°35'16"E	12.70'
L4	S37°23'09"W	68.90'

28' INGRESS AND EGRESS EASEMENT (GRAHAM ST.)  
VOL. 9673 / PG. 111 (D.&P.R.B.C.TX.)

DIVERSION  
TUNNEL EASEMENT  
VOL. 4023 / PG. 1631  
(O.P.R.R.P.B.C.TX.)

PARCEL NO. P-190A

0.016 Ac.  
(703 Sq. Ft.)

0.577 AC. TRACT  
VOL. 4087 / PG. 683  
(O.P.R.R.P.B.C.TX.)

0.102 AC. TRACT  
VOL. 7705 / PG. 787  
(D.R.B.C.TX.)

30' CPS EASEMENT  
VOL. 9528 / PG. 99 (D.&P.R.B.C.TX.)

LOT 9  
NEW CITY BLOCK 13419  
SAN ANTONIO POLICE  
HEADQUARTERS SUBDIVISION  
VOL. 9673 / PG. 111  
(D.&P.R.B.C.TX.)

VARIABLE  
WIDTH EASEMENT  
VOL. 9528 / PG. 99  
(D.&P.R.B.C.TX.)

POINT OF  
BEGINNING  
0.016 AC. TRACT

A REMAINING PORTION OF  
LOT 4 NEW CITY BLOCK 13419  
TEX R-39 CENTRAL WEST AREA  
PROJECT I URBAN RENEWAL  
SAN ANTONIO, TEXAS SUBDIVISION  
VOL. 5502 / PG. 30  
(D.&P.R.B.C.TX.)

**NOTES :**

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "PK NAIL" DENOTES A SET PK NAIL WITH METAL WASHER STAMPED "PCI".
- "ALC" DENOTES FOUND ALUMINUM CAP.
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**

BEING 0.016 ACRE OF LAND (703 SQ. FT.) OUT OF A REMAINING PORTION OF LOT 4, NEW CITY BLOCK 13419, TEX R-39, CENTRAL WEST AREA PROJECT I, URBAN RENEWAL, SAN ANTONIO, TEXAS SUBDIVISION, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5502, PAGE 30, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

**REFERENCES :**

- VOL. 9528, PG. 99 (D.&P.R.B.C.TX.)
- VOL. 9673, PG. 111 (D.&P.R.B.C.TX.)
- VOL. 5502, PG. 30 (D.&P.R.B.C.TX.)
- VOL. 7705, PG. 787 (D.R.B.C.TX.)
- VOL. 4023, PG. 1631 (O.P.R.R.P.B.C.TX.)
- VOL. 4087, PG. 683 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 24TH DAY OF MARCH 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929  
REVISION: APRIL 21, 2015 SHEET 3 OF 3

H:\Jobs\12\013\Techprod\Survey\LD\12013\_S.dwg\12013 Parcels 2 (COSA Properties).dwg 4/21/2015 2:34:23 PM CDT



**Metes and Bounds Description**  
**for a**  
**0.102 Ac. Tract**  
(4,452 sq. ft.)

Being 0.102 acre of land (4,452 sq. ft.) and being all of that land located within New City Block 13419, San Antonio, Bexar County, Texas, described as "Tract No. 1" and "Tract No. 2", recorded in Volume 7705, Page 787, Deed Records of Bexar County, Texas; said 0.102 acre tract (4,452 sq. ft.) being more particularly described as follows:

**Beginning** at a set "PK" nail located at the intersection of the northeast right-of-way line of Cesar Chavez Blvd. and the northwest right-of-way line of San Pedro Creek; said PK nail being the most southerly corner of the said 0.102 acre tract and of the tract herein described;


1. Thence N 63°37'07" W, 22.05 feet departing the said northwest right-of-way line and continuing along the said northeast right-of-way line to a set PK nail at the common southwesterly corner of the said 0.102 acre tract and of Lot 5, New City Block 13419, Tex R-39, Central West Area Project I, Urban Renewal, San Antonio, Texas Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 5502, Page 30, Deed and Plat Records of Bexar County, Texas; said PK nail being the most westerly corner of the said 0.102 acre tract and of the tract herein described;
  
2. Thence N 37°12'52" E, 202.71 feet departing the said northeast right-of-way line and continuing along the common line between the said 0.102 acre tract and the said Lot 5 to a found iron pin located on the common line between the said 0.102 acre tract, the said Lot 5, and a 0.577 acre tract recorded in Volume 4087, Page 683, Official Public Records of Real Property of Bexar County, Texas; said iron pin being the common northeasterly corner of the said 0.102 acre tract and of the said Lot 5 and also being the most northerly corner of the said 0.102 acre tract and of the tract herein described;
  
3. Thence S 63°37'08" E, 22.67 feet departing the common line between the said 0.102 acre tract and the said Lot 5 and along the common line between the said 0.577 acre tract, a remaining portion of Lot 4, New City Block 13419, Tex R-39, Central West Area Project I, Urban Renewal, San Antonio, Texas Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 5502, Page 30, Deed and Plat Records of Bexar County, Texas and the said 0.102 acre tract to a set PK nail located on the northwest right-of-way line of San Pedro Creek; said PK nail being the most easterly corner of the said 0.102 acre tract and of the tract herein described;



4. Thence S 37°23'09" W, 202.83 feet departing the said common line and continuing along the said northwest right-of-way line to the **Point of Beginning** and containing 0.102 acre of land (4,452 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.



  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3928  
March 24, 2015  
Revised April 21, 2015



5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



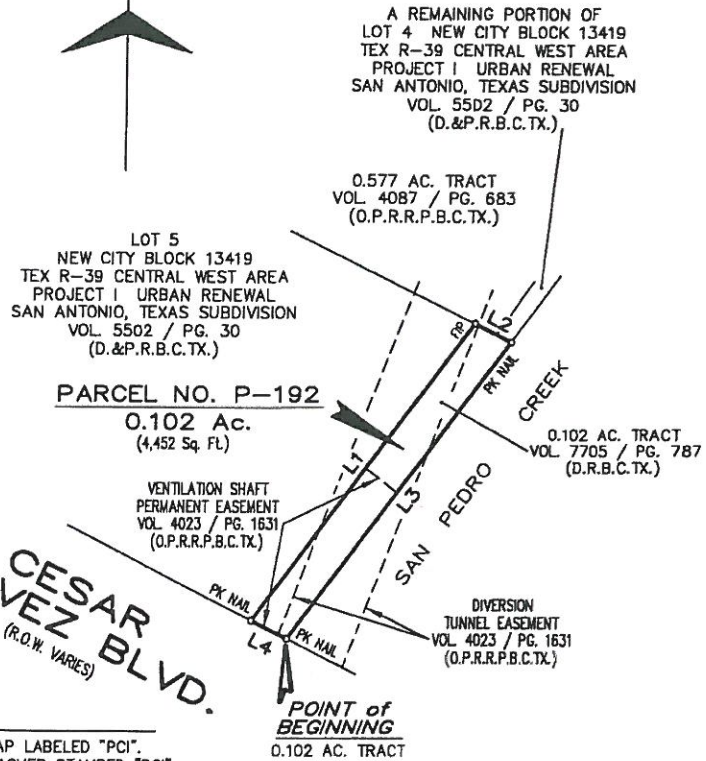
( IN FEET )  
1 INCH = 100 FEET

PARCEL NO. P-192  
PROJECT NAME: SAN PEDRO CREEK



LOCATION MAP NOT DRAWN TO SCALE

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N37°12'52"E	202.71'
L2	S63°37'08"E	22.67'
L3	S37°23'09"W	202.83'
L4	N63°37'07"W	22.05'



**NOTES :**

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "PK NAIL" DENOTES A SET PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" ETCHED IN CONCRETE.
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**

BEING 0.102 ACRE OF LAND (4,452 SQ. FT.) OUT OF NEW CITY BLOCK 13419, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 7705, PAGE 787, DEED RECORDS OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

- VOL. 5502, PG. 30 (D.&P.R.B.C.TX.)
- VOL. 4087, PG. 683 (O.P.R.R.P.B.C.TX.)
- VOL. 4023, PG. 1631 (O.P.R.R.P.B.C.TX.)
- VOL. 7705, PG. 787 (D.R.B.C.TX.)

JOB NO. : 12013  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 24th DAY OF MARCH 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929  
REVISION: APRIL 21, 2015 SHEET 3 OF 3

H:\Jobs\12\013\Techprod\Survey\LD\12013\_Parcels 2 (COA Properties).dwg 4/21/2015 2:34:23 PM CDT



**Metes and Bounds Description**  
**for a**  
**0.088 Ac. Tract**  
(3,830 sq. ft.)

Being 0.088 acre of land (3,830 sq. ft.) and being all of that called 3,821 sq. ft. tract located within New City Block 102, San Antonio, Bexar County, Texas, recorded in Volume 4268, Page 1613, Official Public Records of Real Property of Bexar County, Texas; said 0.088 acre tract (3,830 sq. ft.) being more particularly described as follows:


**Beginning** at a set "PK" nail located at the intersection of the north right-of-way line of Graham St. and the southeast right-of-way line of San Pedro Creek; said PK nail being the most southerly corner of the said 0.088 acre tract and of the tract herein described;

1. Thence N 18°15'58" E, 175.55 feet departing the said north right-of-way line and continuing along the said southeast right-of-way line to a set "PK" nail at the common northwesterly corner of the said 0.088 acre tract and of a 1,872 sq. ft. tract of land recorded in Volume 2843, Page 1591, Official Public Records of Real Property of Bexar County, Texas; said PK nail being the northwest corner of the said 0.088 acre tract and of the tract herein described;
  
2. Thence S 75°07'36" E, 20.37 feet departing the said southeast right-of-way line and continuing along the common line between the said 0.088 acre tract and the said 1,872 sq. ft. tract to a set 1/2" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") at the common corner of the said two tracts and on the west line of a 1.0506 acre tract recorded in Volume 4985, Page 1689, Official Public Records of Real Property of Bexar County, Texas; said iron pin being the common southwesterly corner of the said 0.088 acre tract and of the 1,872 sq. ft. tract, and also being the northeast corner of the said 0.088 acre tract and of the tract herein described;
  
- Thence The following calls along the common line between the said 0.088 acre tract and the said 1.0506 acre tract:
  
3. S 15°42'05" W, 8.58 feet departing the common line between the said 0.088 acre tract and the said 1,872 sq. ft. tract to an IP W/YC set at the beginning of a non-tangent curve to the right;

4. 32.21 feet along the said non-tangent curve to the right having a central angle of  $02^{\circ}20'22''$ , a radius of 788.95 feet, and whose chord bearing and distance is  $S 16^{\circ}37'16'' W$ , 32.21 feet to a set "PK nail for an angle point;
5.  $S 68^{\circ}29'16'' E$ , 0.62 feet to a set "PK" nail for an angle point;
6.  $S 17^{\circ}46'40'' W$ , 107.89 feet to an IP W/YC set for an angle point;
7.  $S 25^{\circ}47'48'' W$ , 21.09 feet to a set IP W/YC located on the said north right-of-way line of Graham St.; said iron pin being the south common corner of the said 1.0506 acre tract and of the tract herein described;
8. Thence  $S 88^{\circ}57'27'' W$ , 21.63 feet departing the said common corner and continuing along the said north right-of-way line to the **Point of Beginning** and containing 0.088 acre of land (3,830 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.

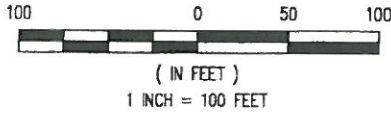


  
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Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 24, 2015  
Revised April 21, 2015



# ROZNECKI AMARILLO

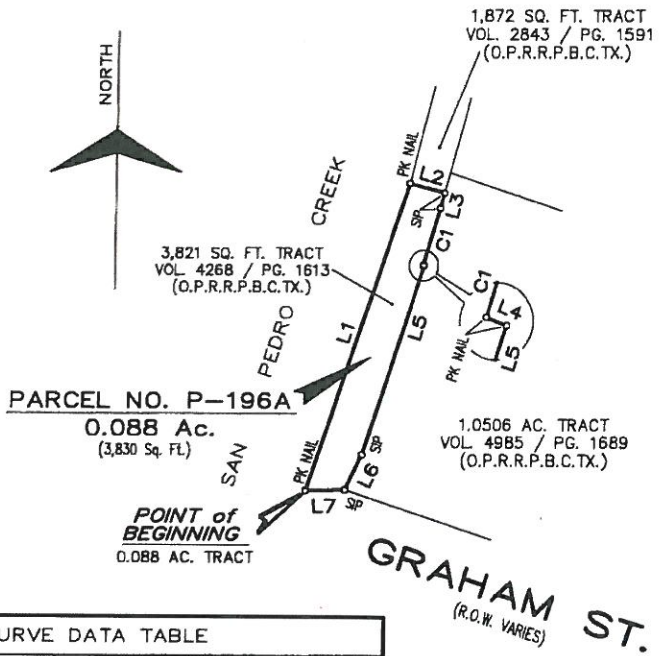
5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



PARCEL NO. P-196A  
PROJECT NAME: SAN PEDRO CREEK



LOCATION MAP NOT DRAWN TO SCALE



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N18°15'58"E	175.55'
L2	S75°07'36"E	20.37'
L3	S15°42'05"W	8.58'
L4	S68°29'16"E	0.62'
L5	S17°46'40"W	107.89'
L6	S25°47'48"W	21.09'
L7	S88°57'27"W	21.63'

CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	02°20'22"	788.95'	32.21'	16.11'	S16°37'16"W 32.21'

- NOTES :**
- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
  - "PK NAIL" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
  - "SET X" DENOTES "X" ETCHED IN CONCRETE..
  - "FIP" DENOTES FOUND IRON PIN.
  - "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
  - "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
  - "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**  
ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**  
BEING 0.088 ACRE OF LAND (3,830 SQ. FT.) AND BEING ALL OF THAT CALLED 3,821 SQ. FT. TRACT OUT OF NEW CITY BLOCK 102, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4268, PAGE 1613, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

- REFERENCES :**
- VOL. 4268, PG. 1613 (O.P.R.R.P.B.C.TX.)
  - VOL. 4985, PG. 1689 (O.P.R.R.P.B.C.TX.)
  - VOL. 2843, PG. 1591 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013  
DWN BY : TALAMANTEZ  
DWG FILE : (REF. DATESTAMP)



STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 24th DAY OF MARCH 2015, A.D.

*Adalberto Camarillo*

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929  
REVISION: APRIL 21, 2015 SHEET 3 OF 3

H:\Jobs\12\013\Techprod\Survey\LD\12013\_S.dwg\12013 Parcels 2 (COSA Properties).dwg 4/21/2015 2:34:23 PM CDT



**Metes and Bounds Description**  
**for a**  
**0.017 Ac. Tract**  
(733 sq. ft.)

Being 0.017 acre of land (733 sq. ft.) and being all of that called 733 sq. ft. tract located within New City Block 102, San Antonio, Bexar County, Texas, recorded in Volume 4268, Page 1613, Official Public Records of Real Property of Bexar County, Texas; said 0.017 acre tract (733 sq. ft.) being more particularly described as follows:

**Beginning** at a set PK Nail located at the intersection of the southeast right-of-way line of the San Pedro Creek with the southwest right-of-way line of Graham St. and being the most northerly corner of the said called 733 sq. ft. tract and of the tract herein described;

1. Thence S 85°01'36" E, 12.26 feet departing the said southeast right-of-way line and continuing along the said southwest right-of-way line to a set PK Nail located at the common most northeasterly corner of the said called 733 sq. ft. tract and of a remaining portion of tract described in Volume 712, Page 578, Deed Records of Bexar County, Texas; said PK Nail being the most easterly corner of the said called 733 sq. ft. tract and also of the tract herein described; said PK Nail also being at the beginning of a non-tangent curve to the right;
  
2. Thence Departing the said southwest right-of-way line and continuing along the common line between the said called 733 sq. ft. tract and said remaining portion of tract, 59.34 feet long the said non-tangent curve to the right having a central angle of 04°18'33", a radius of 788.95 feet, and whose chord bearing and distance are S 31°26'45" W, 59.32 feet to set ½" iron pin with yellow cap labeled "PCI" located at the common corner of the said called 733 sq. ft. tract, the said remaining portion of tract, a remaining portion of Lot 1, New City Block 102, San Antonio, Bexar County, Texas, recorded in Volume 3545, Page 1858, Official Public Records of Real Property of Bexar County, Texas, and of a 973 sq. ft. tract of land recorded in Volume 4268, Page 1613, Official Public Records of Real Property of Bexar County, Texas; said iron pin being the most southerly corner of the said called 733 sq. ft. tract and also of the tract herein described and also being the end of the non-tangent curve;

**Parcel No. P-197A**  
**Project Name: San Pedro Creek**

Page 2 of 3

3. Thence N 65°21'31" W, 14.07 feet along the common line between the said called 733 sq. ft. tract and the said 973 sq. ft. tract to a set PK Nail located on the southeast right-of-way of the San Pedro Creek; said nail being the most westerly corner of the said called 733 sq. ft. tract and also of the tract herein described;
4. Thence N 34°32'04" E, 55.61 feet departing the said common line and continuing along the said southeast right-of-way line to the **Point of Beginning** and containing 0.017 acre of land (733 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.



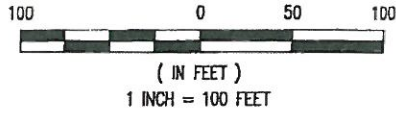
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
May 18, 2015







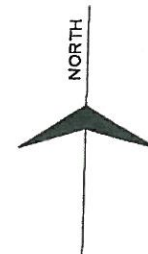
5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



PARCEL NO. P-197A  
PROJECT NAME: SAN PEDRO CREEK

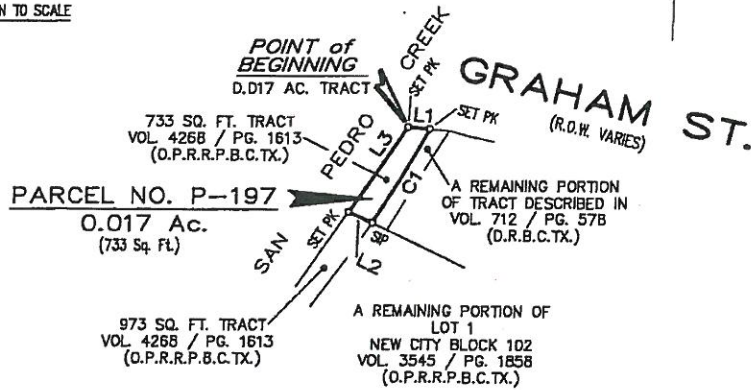


CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	04°18'33"	788.95'	59.34'	29.68'	531°26'45"W 59.32'



H:\Jobs\12\013\Techprod\Survey\DD\12013\_S\dwg\12013 Parcels 2 (COSA Properties).dwg 5/18/2015 3:38:23 PM CDT

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S85°01'36"E	12.26'
L2	N65°21'31"W	14.07'
L3	N34°32'04"E	55.61'



**NOTES :**

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "SET PK" DENOTES A PK NAIL WITH METAL WASHER STAMPED "PCI".
- "SET X" DENOTES "X" ETCHED IN CONCRETE.
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

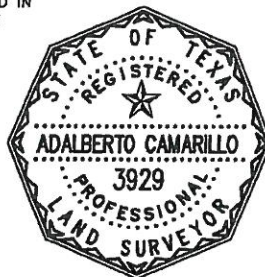
**PLAT SHOWING :**

BEING 0.017 ACRE OF LAND (733 SQ. FT.) AND BEING ALL OF THAT CALLED 733 SQ. FT. TRACT LOCATED WITHIN NEW CITY BLOCK 102, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4268, PAGE 1613, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

- VOL. 4268, PG. 1613 (O.P.R.R.P.B.C.TX.)
- VOL. 3545, PG. 1858 (O.P.R.R.P.B.C.TX.)
- VOL. 712, PG. 578 (D.R.B.C.TX.)

JOB NO. : 12013  
 DWN BY : TALAMANTEZ  
 DWG FILE : (REF. DATESTAMP)



THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ADDITIONAL EASEMENTS/RESTRICTIONS MAY APPLY.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 18th DAY OF MAY 2015, A.D.

*Adalberto Camarillo*  
ADALBERTO CAMARILLO, R.P.L.S. NO. 3929  
SHEET 3 OF 3





**Metes and Bounds Description**  
**for a**  
**0.022 Ac. Tract**  
(973 sq. ft.)

Being 0.022 acre of land (973 sq. ft.) and being all of that called 973 sq. ft. tract located within New City Block 102, San Antonio, Bexar County, Texas, recorded in Volume 4268, Page 1613, Official Public Records of Real Property of Bexar County, Texas; said 0.022 acre tract (973 sq. ft.) being more particularly described as follows:

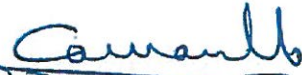
**Beginning** at a set PK Nail located on the southeast right-of-way line of the San Pedro Creek and being N 37°46'28" E, 48.84 feet and N 35°01'03" E, 119.80 feet along the said southeast right-of-way line from a found "X" etched in concrete located at the intersection with the northeast right-of-way line of Cesar Chavez Blvd.; said PK Nail being the common most westerly corner of the said called 973 sq. ft. tract and of a remaining portion of tract described in Volume 719, Page 157, Deed Records of Bexar County, Texas; said PK Nail also being the most westerly corner of the said called 973 sq. ft. tract and of the tract herein described;

1. Thence N 34°32'04" E, 72.50 feet along the said southeast right-of-way line to a set PK Nail located at the common most westerly corner of the said called 973 sq. ft. tract and of a 733 sq. ft. tract described in Volume 4268, Page 1613, Official Public Records of Real Property of Bexar County, Texas; said PK Nail being the most northerly corner of the said called 973 sq. ft. tract and also of the tract herein described;
  
2. Thence S 65°21'31" E, 14.07 feet departing the said southeast right-of-way line and continuing along the common line between the said called 973 sq. ft. tract and the said 733 sq. ft. tract to a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") located at the common corner of the said called 973 sq. ft. tract, the said 733 sq. ft. tract, a remaining portion of tract described in Volume 712, Page 578, Deed Records of Bexar County, Texas, and a remaining portion of Lot 1, New City Block 102, San Antonio, Bexar County, Texas, recorded in Volume 3545, Page 1858, Official Public Records of Real Property of Bexar County, Texas; said IP W/YC being the most easterly corner of the said called 973 sq. ft. tract and also of the tract herein described and also being the beginning of a non-tangent curve to the right;

3. Thence Departing the said common line, 42.77 feet along the said non-tangent curve to the right having a central angle of  $03^{\circ}06'21''$ , a radius of 788.95 feet, and whose chord bearing and distance are  $S\ 35^{\circ}09'13''\ W$ , 42.76 feet to a set IP W/YC for the end of the non-tangent curve;
4. Thence  $S\ 36^{\circ}42'07''\ W$ , 30.13 feet to a set IP W/YC located on the west line of the said remaining portion of Lot 1 and at the common easterly corner of the said called 973 sq. ft. tract and of the said remaining portion of tract described in Volume 719, Page 157; said IP W/YC being the most southerly corner of the said called 973 sq. ft. tract and also of the tract herein described;
5. Thence  $N\ 64^{\circ}58'20''\ W$ , 12.43 feet continuing along the common line between the said called 973 sq. ft. tract and the said remaining portion of tract to the **Point of Beginning** and containing 0.022 acre of land (973 sq. ft.), more or less.

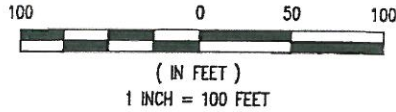
A plat of even date accompanies this metes and bounds description.



  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
May 18, 2015



5635 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273

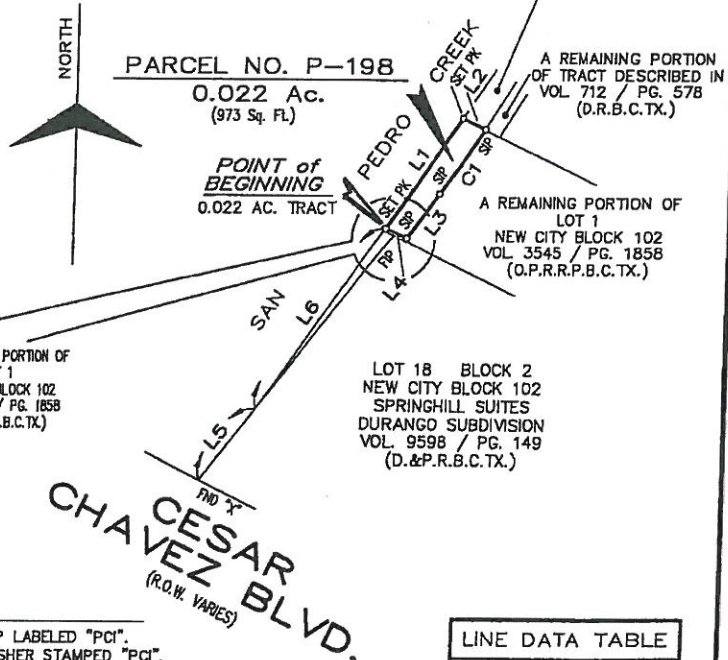


PARCEL NO. P-198A  
PROJECT NAME: SAN PEDRO CREEK



CURVE DATA TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/O
C1	03°06'21"	788.95'	42.77'	21.39'	S35°09'13"W 42.76'

H:\Jobs\12\013\Techprod\Survey\DD\12013\_S\dwg\12013 Parcels 2 (COSA Properties).dwg 5/18/2015 3:38:23 PM CDT



733 SQ. FT. TRACT  
VOL. 4268 / PG. 1613  
(O.P.R.R.P.B.C.TX.)

A REMAINING PORTION  
OF TRACT DESCRIBED IN  
VOL. 712 / PG. 578  
(D.R.B.C.TX.)

A REMAINING PORTION OF  
LOT 1  
NEW CITY BLOCK 102  
VOL. 3545 / PG. 1858  
(O.P.R.R.P.B.C.TX.)

LOT 18 BLOCK 2  
NEW CITY BLOCK 102  
SPRINGHILL SUITES  
DURANGO SUBDIVISION  
VOL. 9598 / PG. 149  
(D.&P.R.B.C.TX.)

A REMAINING PORTION  
OF TRACT DESCRIBED IN  
VOL. 719 / PG. 157  
(D.R.B.C.TX.)

A REMAINING PORTION  
OF TRACT DESCRIBED IN  
VOL. 707 / PG. 628  
(D.R.B.C.TX.)

973 SQ. FT. TRACT  
VOL. 4268 / PG. 1613  
(O.P.R.R.P.B.C.TX.)

A REMAINING PORTION OF  
LOT 1  
NEW CITY BLOCK 102  
VOL. 3545 / PG. 1858  
(O.P.R.R.P.B.C.TX.)

LOT 18 BLOCK 2  
NEW CITY BLOCK 102  
SPRINGHILL SUITES  
DURANGO SUBDIVISION  
VOL. 9598 / PG. 149  
(D.&P.R.B.C.TX.)

**NOTES :**

- "SIP" DENOTES SET 1/2" IRON PIN WITH YELLOW CAP LABELED "PCI".
- "PK NAIL" DENOTES A SET PK NAIL WITH METAL WASHER STAMPED "PCI".
- "FND X" DENOTES FOUND "X" ETCHED IN CONCRETE.
- "FIP" DENOTES FOUND IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**

BEING 0.022 ACRE OF LAND (973 SQ. FT.) AND BEING ALL OF THAT CALLED 973 SQ. FT. TRACT LOCATED WITHIN NEW CITY BLOCK 102, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4268, PAGE 1613, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

- VOL. 4268, PG. 1613 (O.P.R.R.P.B.C.TX.)
- VOL. 3545, PG. 1858 (O.P.R.R.P.B.C.TX.)
- VOL. 9598, PG. 149 (D.&P.R.B.C.TX.)
- VOL. 707, PG. 628 (D.R.B.C.TX.)
- VOL. 719, PG. 157 (D.R.B.C.TX.)
- VOL. 4268, PG. 1613 (O.P.R.R.P.B.C.TX.)
- VOL. 712, PG. 578 (D.R.B.C.TX.)



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N34°32'04"E	72.50'
L2	S65°21'31"E	14.07'
L3	S36°42'07"W	30.13'
L4	N64°58'20"W	12.43'
L5	N37°46'28"E	48.84'
L6	N35°01'03"E	119.80'

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ADDITIONAL EASEMENTS/RESTRICTIONS MAY APPLY.

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 18th DAY OF MAY 2015, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929





5 properties = 0.619 acres at 834 South Laredo Street, 836 South Laredo Street, 147 Guadalupe Street, 149 Guadalupe Street, and 151 Guadalupe Street

**Parcel No. P-339**  
**Project Name: San Pedro Creek**  
Page 1 of 3

**Metes and Bounds Description  
for a  
0.619 Ac. Tract  
(26,971 sq. ft.)**

Being 0.619 acre of land (26,971 sq. ft.) and being comprised of Lot A10, Lot A11, Lot A12, Lot A13, and a remaining portion of Lot A9, New City Block 922, San Antonio, Bexar County, Texas, recorded in Volume 5437, Page 1257, Official Public Records of Real Property of Bexar County, Texas; said 0.619 acre tract (26,971 sq. ft.) being more particularly described as follows:

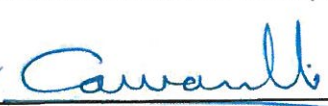
**Beginning** at found 5/8" iron rod located at the intersection of the southeast right-of-way line of Laredo Street with the northeast right-of-way line of Guadalupe Street; said iron rod being the most westerly corner of the said Lot A12 and also of the tract herein described;

1. Thence N 36°07'43" E, 104.30 feet departing the said northeast right-of-way line and continuing along the said southeast right-of-way line to a found 5/8" iron rod being the common most northwesterly corner of the said Lot A13 and of a remaining portion of Lot 12, New City Block 922, San Antonio, Bexar County, Texas, recorded in Volume 6695, Page 993, Deed Records of Bexar County, Texas; said iron rod also being the most northerly corner of the said Lot A13 and also of the tract herein described;
- Thence The following calls along the common line between the said Lot A13, Lot A11, Lot A10, and the remaining portion of Lot A9 with the said remaining portion of Lot 12:
2. S 61°40'49" E, 70.32 feet departing the southeast right-of-way line of Laredo Street and along the remnants of a fence to a 1/2" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") set for an angle point;
3. S 61°45'39" E, 44.59 feet to an IP W/YC set for an angle point;
4. S 61°16'19" E, 73.25 feet to an IP W/YC set for an angle point;
5. S 60°32'57" E, 30.19 feet to an IP W/YC set for an angle point;

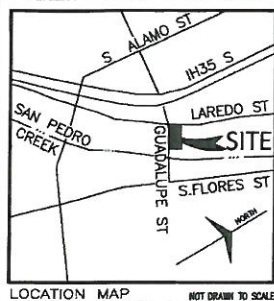
6. S 60°35'07" E, 31.75 feet to a set IP W/YC being the common corner of the said remaining portion of Lot 9A and of a 7,500 sq. ft. tract, recorded in Volume 4013, Page 1907, Official Public Records of Real Property of Bexar County Texas; said iron rod being the most easterly corner of the said remaining portion of Lot A9 and also of the tract herein described;
7. Thence S 29°06'50" W, 105.85 feet departing the said common line and continuing along the common line between the said remaining portion of Lot 9A and the said 7,500 sq. ft. tract to an IP W/YC located on the northeast right-of-way line of Guadalupe Street; said iron rod being the most southerly corner of the tract herein described;
8. Thence N 60°46'16" W, 262.82 feet departing the said common line and continuing along the said northeast right-of-way line to the **Point of Beginning** and containing 0.619 acre of land (26,971 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.



  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
April 27, 2015

Revised September 24, 2015

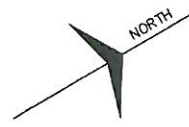


POZNECKI — CAMARILLO, INC.  
 5835 CALLAGHAN RD. / SUITE 200 SAN ANTONIO, TEXAS 78228 (210) 349-3273  
 ENGINEERING SURVEYING ENVIRONMENTAL

PARCEL NO. P-339  
 PROJECT NAME: SAN PEDRO CREEK

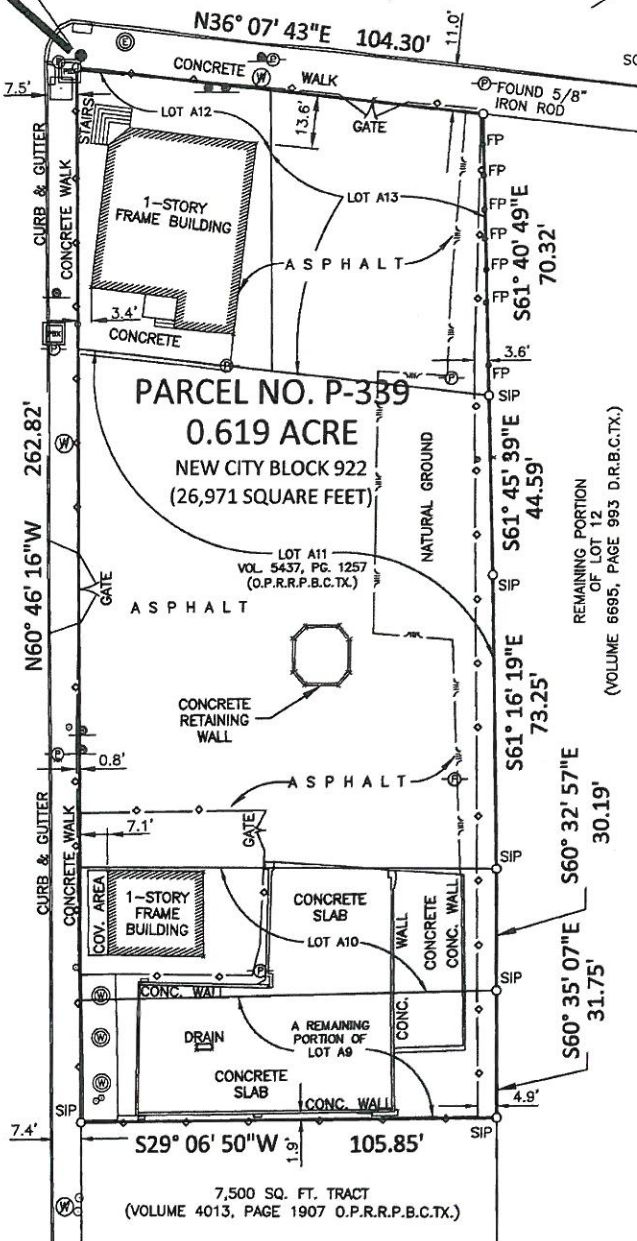
POINT of BEGINNING  
 FOUND 5/8" IRON ROD

LAREDO STREET  
 (R.O.W. VARIES)



SCALE: 1" = 30'

GUADALUPE STREET  
 (R.O.W. VARIES)



**LEGEND**

- ⊙ — POWER POLE
- — SERVICE POLE
- GUY WIRE
- ⊕ — ELECTRIC MANHOLE
- ⊞ — ELECTRIC PULL BOX
- ⊠ — TRAFFIC SIGNAL BOX
- ⊡ — TRAFFIC SIGNAL POLE
- ⊕ — FIRE HYDRANT
- ⊕ — WATER METER
- ⊕ — SANITARY SEWER MANHOLE
- — SEWER CLEANOUT
- ⊕ — TELEPHONE MANHOLE
- ⊕ — SIGN

**NOTES :**

1. "FIP" DENOTES IRON PIN FOUND.
2. "SIP" DENOTES SET 1/2" IRON PIN.
3. "SET X" DENOTES ETCHED X IN CONCRETE
4. "FND PK NAIL" DENOTES FOUND PK NAIL
5. —◇— CHAIN LINK FENCE
6. "FP" DENOTES FENCE POST

THIS EXHIBIT WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE ABSTRACTOR REPORT LISTED BELOW:

ABSTRACTOR REPORT NO. 7070  
 ALAMO TITLE COMPANY  
 EFFECTIVE DATE: MARCH 8, 2015

ONLY THOSE MATTERS IDENTIFIED IN THE ABSTRACTOR'S REPORT AND THOSE THAT THE SURVEYOR WERE AWARE OF AT THE TIME THAT THIS EXHIBIT WAS PREPARED ARE SHOWN HEREIN.

**DIRECTIONAL CONTROL BASIS :**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

**PLAT SHOWING :**

BEING 0.619 ACRE OF LAND (26,971 SQ. FT.) AND BEING COMPRISED OF LOT A10, LOT A11, LOT A12, LOT A13, AND A REMAINING PORTION OF LOT A9, NEW CITY BLOCK 922, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5437, PAGE 1257, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

**REFERENCES :**

- VOL. 5437, PG. 1257 (O.P.R.R.P.B.C.TX.)
- VOL. 4013, PG. 1907 (O.P.R.R.P.B.C.TX.)
- VOL. 6695, PG. 993 (D.R.B.C.TX.)

JOB NO. : 12013  
 DWN BY : C.ROD.  
 DWG FILE : REF: DAY STAMP

REVISED SEPTEMBER 24, 2015

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 27th DAY OF APRIL 2015, A.D.



ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

SHEET 3 OF 3



2 Properties = 0.469 acres at 150 Guadalupe Street  
and 900 South Laredo Street

**Parcel No. P-342**  
**Project Name: San Pedro Creek**  
Page 1 of 3

**Metes and Bounds Description**  
**for a**  
**0.469 Ac. Tract**  
(20,430 sq. ft.)

Being 0.469 acre of land (20,430 sq. ft.) and being the remaining portions of Lots 1 and 3, located within New City Block 921, San Antonio, Bexar County, Texas, recorded in Volume 5437, Page 1257, Official Public Records of Real Property of Bexar County, Texas; said 0.469 acre tract (20,430 sq. ft.) being more particularly described as follows:

**Beginning** at a PK Nail found at a building corner located on the southwest right-of-way line of Guadalupe Street; said Nail being the common northeasterly corner of the said remaining portion of Lot 3 and of a 0.3966 acre tract recorded in Volume 12746, Page 2273, Official Public Records of Real Property of Bexar County Texas; said Nail also being the most easterly corner of the said remaining portion of Lot 3 and of the tract herein described;

1. Thence S 36°02'10" W, 103.06 feet departing the said southwest right-of-way line and continuing along the common line between the said remaining portion of Lot 3 and the said 0.3966 acre tract to a set ½" iron pin with yellow cap labeled "PCI" (hereinafter referred to as "IP W/YC") being the most easterly corner of a 0.263 acre tract recorded in Volume 16619, Page 960, Official Public Records of Real Property of Bexar County Texas; said iron pin being the most southerly corner of the said remaining portion of Lot 3 and of the tract herein described;

Thence The following calls along the common line between the said remaining portions of Lots 1 and 3 with the said 0.263 acre tract:

2. N 60°43'53" W, 133.33 feet departing the common line between the said remaining portion of Lot 3 and the said 0.3966 acre tract to a set IP W/YC being the most westerly corner of the said remaining portion of Lot 3 and also being an angle point of the tract herein described;


3. N 36°02'10" E, 41.67 feet to a set IP W/YC being a common corner of the said remaining portions of Lots 1 and 3 and the said 0.263 acre tract; said iron pin also being an angle point of the tract herein described;



4. N 60°42'12" W, 111.56 feet to a set IP W/YC located on the southeast right-of-way line of Laredo Street and being the common northwesterly corner of the said remaining portion of Lot 1 and the said 0.263 acre tract; said iron pin also being the most westerly corner of the tract herein described;
  
5. Thence N 36°27'23" E, 61.39 feet departing the said common line and continuing along the said southeast right-of-way line to a set "X" in concrete located at the intersection with the southwest right-of-way line of Guadalupe Street; said X being the most northerly corner of the said remaining portion of Lot 1 and of the said remaining portion of Lot 1 and of the tract herein described;
  
6. Thence S 60°43'53" E, 244.44 feet departing the said southeast right-of-way line and continuing along the said southwest right-of-way line to the **Point of Beginning** and containing 0.469 acre of land (20,430 sq. ft.), more or less.

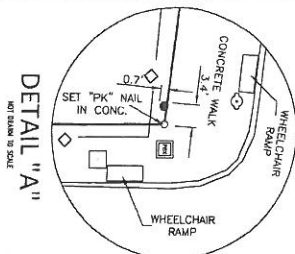
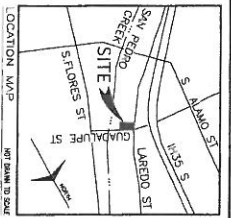
A plat of even date accompanies this metes and bounds description.



  
\_\_\_\_\_  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
April 27, 2015

POZNECKI - CAMARILLO, INC.  
 5835 CALLEMAN RD. / SUITE 200 SAN ANTONIO, TEXAS 78228 (210) 349-3273  
 ENGINEERING SURVEYING ENVIRONMENTAL

PARCEL NO. P-342  
 PROJECT NAME: SAN PEDRO BRICK



- LEGEND**
- POWER POLE
  - SERVICE POLE
  - CUY WIRE
  - ELECTRIC MANHOLE
  - ELECTRIC PULL BOX
  - TRAFFIC SIGNAL BOX
  - TRAFFIC SIGNAL POLE
  - FIRE HYDRANT
  - WATER METER
  - SANITARY SEWER MANHOLE
  - SEWER CLEANOUT
  - TELEPHONE MANHOLE
  - SIGN

- NOTES:**
1. "PK" DENOTES IRON PIN FOUND.
  2. "SP" DENOTES SET 1/2" IRON PIN.
  3. "SET X" DENOTES SET X IN CONCRETE
  4. "TND PK WALK" DENOTES FOUND PK WALK.
  5. "◇" CHAIN LINK FENCE.

THIS DRAWING WAS PREPARED IN CONNECTION WITH THE CONSTRUCTION OF THE SAN PEDRO BRICK PLANT. THE ABSTRACTOR REPORT LISTED BELOW IS THE ABSTRACTOR REPORT NO. 7070.

ALSO TITLE COMPANY: LARSON TITLE COMPANY, L.P. DATE: 8/20/15.

ONLY THOSE MATTERS REFERENCED IN THE ABSTRACTOR'S REPORT AND THOSE THAT THE SURVEYOR WERE AWARE OF AT THE TIME THAT THIS DRAWING WAS PREPARED ARE SHOWN HEREIN.

**DIRECTIONAL CONTROL BASIS:**

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLAT SYSTEM. THE BEARING AND DISTANCE AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

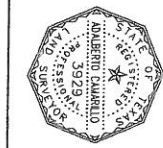
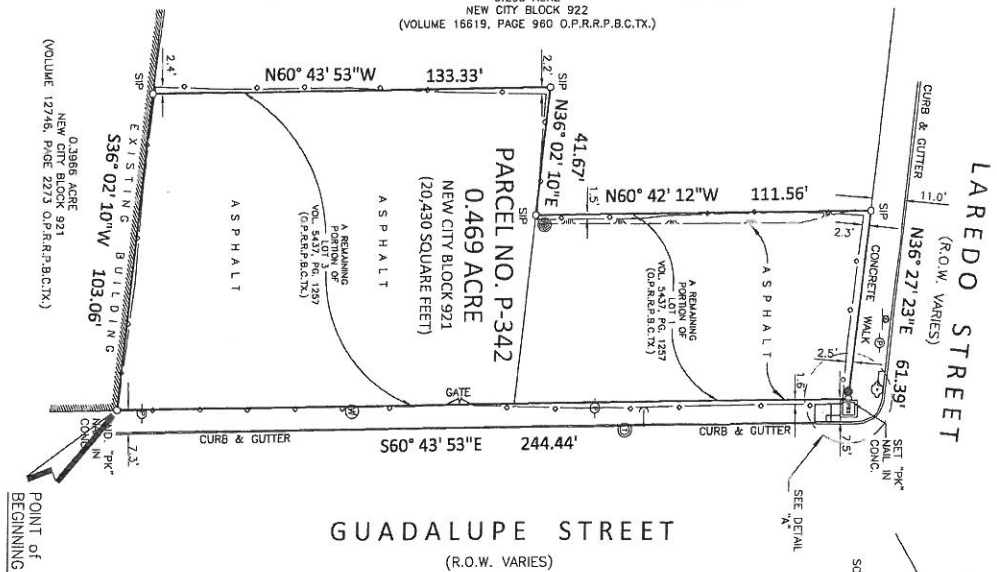
**PLAT SHOWING:**

STATE OF TEXAS, COUNTY OF BEXAR, PLATS SHOWING THE BEARING AND DISTANCE OF THE LOTS AND 1. LOCATION WITHIN NEW CITY BLOCK 921, VOLUME 15619, PAGE 960 O.P.R.R.P.B.C.T.X. PROPERTY OF BEXAR COUNTY, TEXAS.

**REFERENCES:**

- VL. 5437, PG. 1297 (O.P.R.R.P.B.C.T.X.)
- VL. 12746, PG. 2273 (O.P.R.R.P.B.C.T.X.)
- VL. 18318, PG. 3897 (O.P.R.R.P.B.C.T.X.)

DOB NO. 19013  
 CIBOL  
 DMS BY: REF. DATE STAMP



STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 27th DAY OF APRIL 2015, A.D.

ADALBERTO CAMARILLO, SURVEYOR, NO. 39229  
 SHEET 3 OF 3

