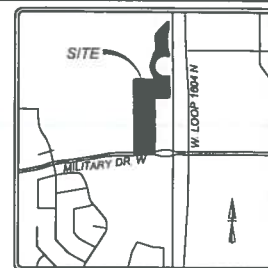
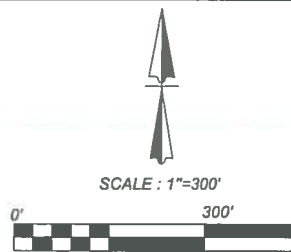


NOTES

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

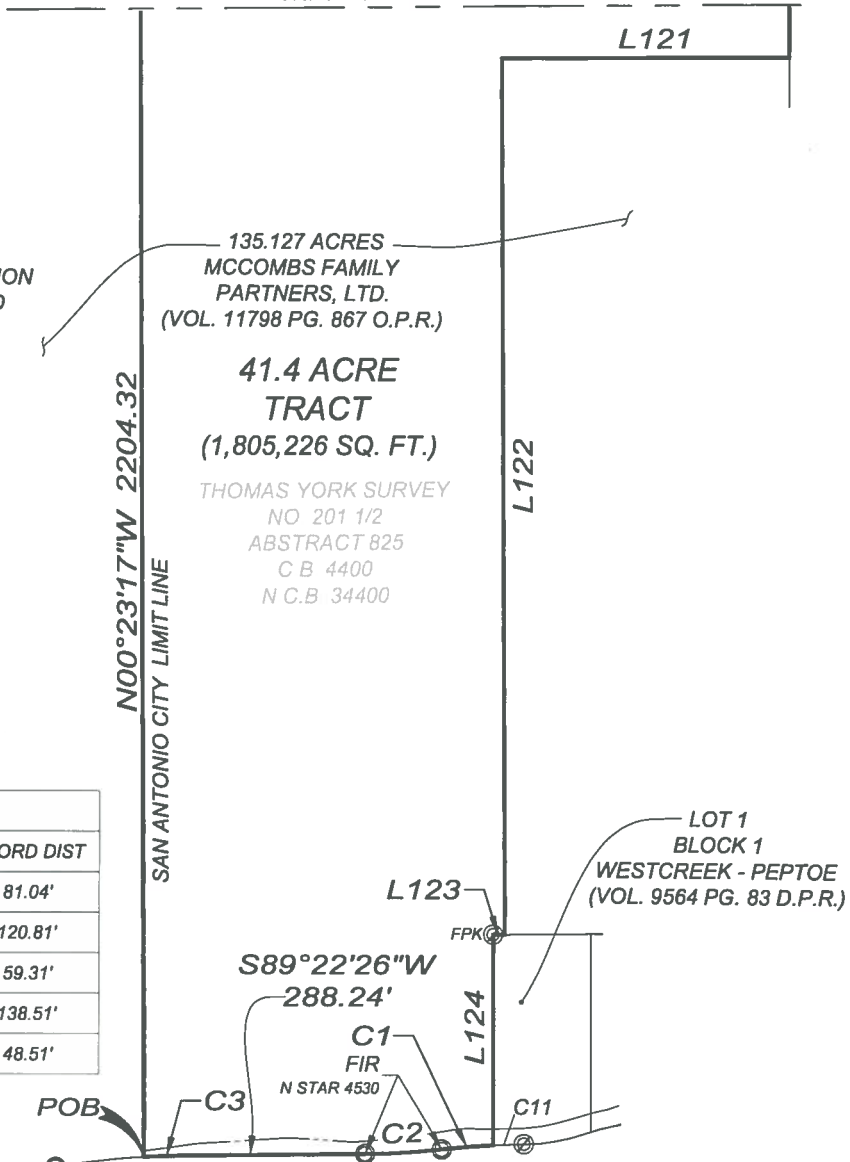
MATCHLINE SHEET 2

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
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ☒ TXDOT TEXAS DEPARTMENT OF TRANSPORTATION
- MON MONUMENT TYPE I OR TYPE II AS NOTED

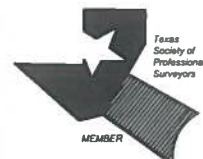
Line Table		
LINE #	LENGTH	DIRECTION
L121	450.37'	S89°44'20"W
L122	1365.37'	S00°26'10"E
L123	18.53'	S89°38'21"W
L124	327.99'	S00°16'46"E

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	81.05'	1279.86'	003°37'42"	S85°23'16"W	81.04'
C2	120.86'	1193.86'	005°48'01"	S86°28'26"W	120.81'
C3	59.31'	1243.00'	002°44'03"	S88°00'26"W	59.31'
C10	138.59'	1243.00'	006°23'17"	S83°26'46"W	138.51'
C11	48.52'	1279.86'	002°10'19"	S88°17'16"W	48.51'



W. MILITARY DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

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



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 156 MC-230 AUSTIN, TX 78753
PHONE 512-239-5263 FAX 512-239-5253

ZONING EXHIBIT OF

A 41.4 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

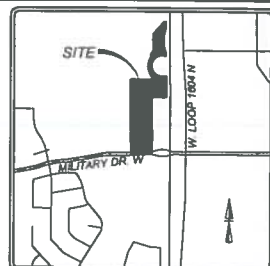
REVISIONS UPDATED NEW CITY BLOCK	ISSUE DATE 10/25/2017
JOB NO 16-117	DESIGNER TAS
DATE 07/07/2017	CHECKED TAS
DRAWN MR	

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, 11:25am User: ID: rvenegas File: S:\User 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.



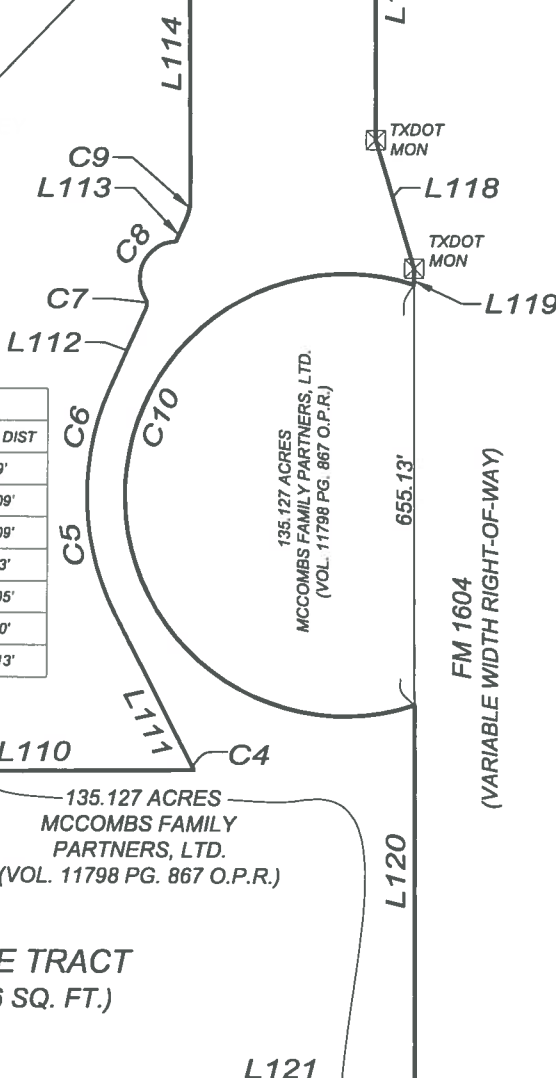
LOCATION MAP NOT-TO-SCALE



SCALE: 1"=300'



REMAINING PORTION OF
381.761 ACRES
SPH CULEBRA, LTD.
(VOL. 12752 PG. 1639 O.P.R.)
N 43° 48' 47" E 501.98'



Line Table		
LINE #	LENGTH	DIRECTION
L110	671.29'	N89°36'43"E
L111	269.49'	N27°12'54"W
L112	136.76'	N24°10'07"E
L113	37.85'	N24°10'07"E
L114	499.69'	N00°23'05"W
L115	168.45'	S00°23'17"E
L116	208.79'	S16°18'40"W
L117	399.97'	S00°23'17"E
L118	208.49'	S17°05'15"E
L119	25.90'	S00°23'17"E
L120	596.57'	S00°23'17"E
L121	450.37'	S89°44'20"W

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C4	4.79'	75.00'	003°39'42"	N25°23'03"W	4.79'
C5	181.60'	405.00'	025°41'30"	N14°22'08"W	180.09'
C6	181.60'	405.00'	025°41'30"	N11°19'22"E	180.09'
C7	15.76'	15.97'	056°32'18"	N04°02'39"W	15.13'
C8	122.46'	58.00'	120°58'34"	N28°13'52"E	100.95'
C9	32.14'	75.00'	024°33'24"	N11°53'25"E	31.90'
C10	1304.13'	345.00'	216°35'01"	S00°23'17"E	655.13'

N00°23'17"W 2204.32'
SAN ANTONIO CITY LIMITLINE

41.4 ACRE TRACT
(1,805,226 SQ. FT.)

135.127 ACRES
MCOMBS FAMILY PARTNERS, LTD.
(VOL. 11798 PG. 867 O.P.R.)

FM 1604
(VARIABLE WIDTH RIGHT-OF-WAY)

MATCHLINE SHEET 1



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

10/25/2017



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 156 MC-230 AUSTIN, TX 78753
PHONE 512-239-5263, FAX 512-239-5253

ZONING EXHIBIT OF

A 41.4 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/4 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 MCOMBS FAMILY PARTNERS, LTD. OF RECORDS IN VOLUME 11798 PAGE 867 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

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

SHEET: 2 OF 2

Date: Oct 25, 2017, 11:23am User ID: mvenega
File: S:\Users\2017\16-117\135 Acres 1004 & Military - McCombs\BS 16-117_135 Acres McCombs Property.dwg

**FIELD NOTE
FOR
A 41.4 ACRE TRACT**

A **41.4 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 the south line of the 135.127 acre tract and for the southwest corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "N. STAR 4350" bears with a curve to the right 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;

THENCE: into and across the 135.127 acre tract and along and with the approximate San Antonio City Limit Line the following eleven (11) courses:

1. **N 00° 23' 17" W**, a distance of **2204.32 feet** to a point for a westerly corner of the tract described herein;
2. **N 89° 36' 43" E**, leaving the approximate San Antonio City Limit Line, a distance of **671.29 feet** to a point for an interior corner of the tract described herein;
3. With a curve to the left 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, **N 25° 23' 03" W**, a distance of **4.79 feet** to a point of tangency of the tract described herein;
4. **N 27° 12' 54" W**, a distance of **269.49 feet** to a point for a point of curvature of the tract described herein;
5. With a curve to the right having a radius of **405.00 feet**, an arc length of **181.60 feet**, a delta angle of **025° 41' 30"** and a chord bears, **N 14° 22' 08" W**, a distance of **180.09 feet** to a point of compound curvature of the tract described herein;
6. With a curve to the right having a radius of **405.00 feet**, an arc length of **181.60 feet**, a delta angle of **025° 41' 30"** and a chord bears, **N 11° 19' 22" E**, a distance of **180.09 feet** to a point of tangency of the tract described herein;
7. **N 24° 10' 07" E**, a distance of **136.76 feet** to a point for a point of curvature of the tract described herein,
8. With a curve to the left having a radius of **15.97 feet**, an arc length of **15.76 feet**, a delta angle of **056° 32' 18"** and a chord bears, **N 04° 02' 39" W**, a distance of **15.13 feet** to a point of reverse curvature of the tract described herein;
9. With a curve to the right 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, **N 28° 13' 52" E**, a distance of **100.95 feet** to an interior point of the tract described herein;
10. **N 24° 10' 07" E**, a distance of **37.86 feet** to a point for a point of curvature of the tract described herein,
11. With a curve to the left having a radius of **75.00 feet**, an arc length of **32.15 feet**, a delta angle of **024° 33' 24"** and a chord bears, **N 11° 53' 25" E**, a distance of **31.90 feet** to a point of tangency of the tract described herein;
12. **N 00° 23' 05" W**, a distance of **499.69 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 Records of Bexar County, Texas for the northwest corner of the tract described herein;

THENCE: N 43° 48' 47" E, along and with southeast line of the 381.761 acre tract, a northwest line of the 135.127 acre tract, a distance of **501.97 feet** to a point in the west right-of-way line of W Loop 1604, (a variable width right-of-way), an east line of the 135.127 acre tract and for the northeast corner of the tract described herein, from which a Texas Department Of Transportation Monument bears N 00° 23' 17" W, a distance of 95.68 feet;

THENCE: along and with the west right-of-way line of F.M. Loop 1604 and an east line of the 135.127 acre tract the following five (5) courses:

1. **S 00° 23' 17" E**, a distance of **168.45 feet** to a found brass Texas Department of Transportation Type II monument for an exterior corner of the tract described herein;
2. **S 16° 18' 40" W**, a distance of **208.79 feet** to a found brass Texas Department of Transportation Type II monument for an interior corner of the tract described herein;
3. **S 00° 23' 17" E**, a distance of **399.97 feet** to a found brass Texas Department of Transportation Type II monument for an interior corner of the tract described herein;
4. **S 17° 05' 15" E**, a distance of **208.49 feet** to a found brass Texas Department of Transportation Type II monument for an exterior corner of the tract described herein;
5. **S 00° 23' 17" E**, a distance of **25.90 feet** to a point for a point of curvature of the tract described herein;

THENCE: into and across the 135.127 acre tract, with a curve to the left having a radius of **345.00 feet**, an arc length of **1,304.13 feet**, a delta angle of 216° 35' 01" and a chord bears, **S 00° 23' 17" E**, a distance of **655.13 feet** to a point in the west right-of-way line Loop 1604, an east line of the 135.127 acre tract and for an easterly exterior corner of the tract described herein;

THENCE: **S 00° 23' 17" E**, along and with the west right-of-way line of Loop 1604 and an east line of the 135.127 acre tract, a distance of **596.56 feet** to a point for an easterly exterior corner of the tract described herein;

THENCE: into and across the 135.127 acre tract the following two (2) courses:

1. **S 89° 44' 20" W**, a distance of **450.37 feet** to a point for an interior corner of the tract described herein;
2. **S 00° 26' 10" E**, a distance of **1,365.37 feet** to a point in the north line of Lot 1, Block 1, of the West Creek Pepto subdivision of record in Volume 9564 Page 83 of the Deed and Plat Records of Bexar County, Texas, and for an exterior corner of the tract described herein;

THENCE: **S 89° 38' 21" W**, along a south line of the 135.127 acre tract and the north line of Lot 1, a distance of **18.53 feet** to a found p.k. nail for the northwest corner of Lot 1 and for an interior corner of the tract described herein;

THENCE: **S 00° 16' 46" E**, along and with an east line of the 135.127 acre tract and the west line of Lot 1, a distance of **327.99 feet** to a point 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 found pk with washer stamped "MBC" in the south line of Lot 1, bears, with a curve to the right having a radius of 1279.86 feet, an arc length of 48.52 feet, a delta angle of 002° 10' 19" and a chord bears, **N 88° 17' 16" E**, a distance of 48.51 feet to a point;

THENCE: along and with the north right-of-way line of W. Military Highway and a south line of the 135.127 acre tract the following four (4) courses:

1. With a curve to the left having a radius of **1,279.86 feet**, an arc length of **81.05 feet**, a delta angle of 003° 37' 42" and a chord bears, **S 85° 23' 16" W**, a distance of **81.04 feet** to a ½" found iron rod with a plastic cap stamped "N. STAR 4350" for a point of reverse curvature of the tract described herein;
2. With a curve to the right having a radius of **1193.86 feet**, an arc length of **120.86 feet**, a delta angle of 005° 48' 01" and a chord bears, **S 86° 28' 26" W**, a distance of **120.81 feet** to a ½" found iron rod with a plastic cap stamped "N. STAR 4350" for a point of tangency of the tract described herein;

3. **S 89° 22' 26" W**, a distance of **288.24 feet** to a point for a point of curvature of the tract described herein;
4. With a curve to the left having a radius of **1,243.00 feet**, an arc length of **59.31 feet**, a delta angle of **002° 44' 03"** and a chord bears, **S 88° 00' 26" W**, a distance of **59.31 feet** to the **POINT OF BEGINNING** and containing **41.4 acres** or 1,805,226 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.: 16-117
Prepared by: KFW Surveying
Date: July 11, 2017
Updated: October 25, 2017
File: S:\Draw 2016\16-117 135 acres McCombs Property\ FN 41.44 ACRES - Zoning

