

**METES AND BOUNDS
DESCRIPTION OF**

0.215 of an acre tract of land in the City of San Antonio, Bexar County, Texas, being the Easterly portion of Lot 1, Block 101, New City Block 237, Vista Verde South Unit 3, a subdivision recorded in Volume 9500, Page 211, Deed and Plat Records of Bexar County, Texas; said Lot 1, Block 101 being the same tract described in a General Warranty Deed dated February 26, 1999 to Iron Mountain Statutory Trust-1998, recorded in Volume 7863, Page 1602, Official Public Records of Real Property of Bexar County, Texas; said 0.215 of an acre being more particularly described as follows:

- BEGINNING:** At a found $\frac{1}{2}$ " iron rod on the South Right-of-Way line of Colima Street, a 55.6-foot wide Right-of-Way, being the most Easterly Northeast corner of said Lot 1, Block 101 and the Northwest corner of a 1.295 acre tract being the North $\frac{1}{2}$ of Block 102, also known as Lot A-1, New City Block 274 as described in a Special Warranty Deed dated September 4, 2013 to Peanut Factory Lofts, Ltd., recorded in Volume 16327, Page 168, Official Public Records of Real Property of Bexar County, Texas, for the Northeast corner of the herein described tract, from said point, a found "X" in concrete on the West Right-of-Way line of South Frio Street, a 55.6-foot Right-of-Way, being the Northeast corner of said 1.295 acre tract, bears $S84^{\circ}11'32''E$, 338.41 feet;
- Thence:** $S06^{\circ}26'55''W$, leaving the South Right-of-Way line of Colima Street, with the East boundary of said Lot 1, Block 101 and the West boundary of said 1.295 acre tract, a distance of 166.71 feet to a found $\frac{1}{2}$ " iron rod on the North boundary of Lot 3, Block 102, New City Block 274, Dan Patel Subdivision, a subdivision recorded in Volume 9539, Page 136, Deed and Plat Records of Bexar County, Texas, being the most Easterly Southeast corner of said Lot 1, Block 101 and the Southwest corner of said 1.295 acre tract, for the Southeast corner of the herein described tract, from said point, a found $\frac{1}{2}$ " iron rod with plastic cap on the West Right-of-Way line of South Frio Street, being the Southeast corner of said 1.295 acre tract, bears $S84^{\circ}13'12''E$, 338.98 feet;
- Thence:** $N84^{\circ}13'12''W$, with the South boundary of said Lot 1, Block 101 and the North boundary of said Lot 3, Block 102, a distance of 55.60 feet to a set $\frac{1}{2}$ " iron rod with red plastic cap stamped "MW CUDE", for the Southwest corner of the herein described tract;
- Thence:** $N06^{\circ}26'55''E$, leaving the North boundary of said Lot 3, Block 102 and crossing said Lot 1, Block 101, a distance of 175.44 feet to a set $\frac{1}{2}$ " iron rod, being a point of curvature of a non-tangent curve on the South Right-of-Way line of Colima Street and the North boundary of said Lot 1, Block 101, for the Northwest corner of the herein described tract;
- Thence:** With the South Right-of-Way line of Colima Street and the North boundary of said Lot 1, Block 101, the following:
- 29.94 feet with the arc of a curve concave to the North, having a radius of 50.00 feet, a central angle of $34^{\circ}18'49''$, and a chord bearing and distance of $S67^{\circ}02'08''E$, 29.50 feet to a found $\frac{1}{2}$ " iron rod, for a point of tangency;

S84°11'32"E, a distance of 27.32 feet to the POINT OF BEGINNING, and containing 0.215 of an acre of land.

Note: Basis of bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83.

Survey plat accompanying this description of even date.

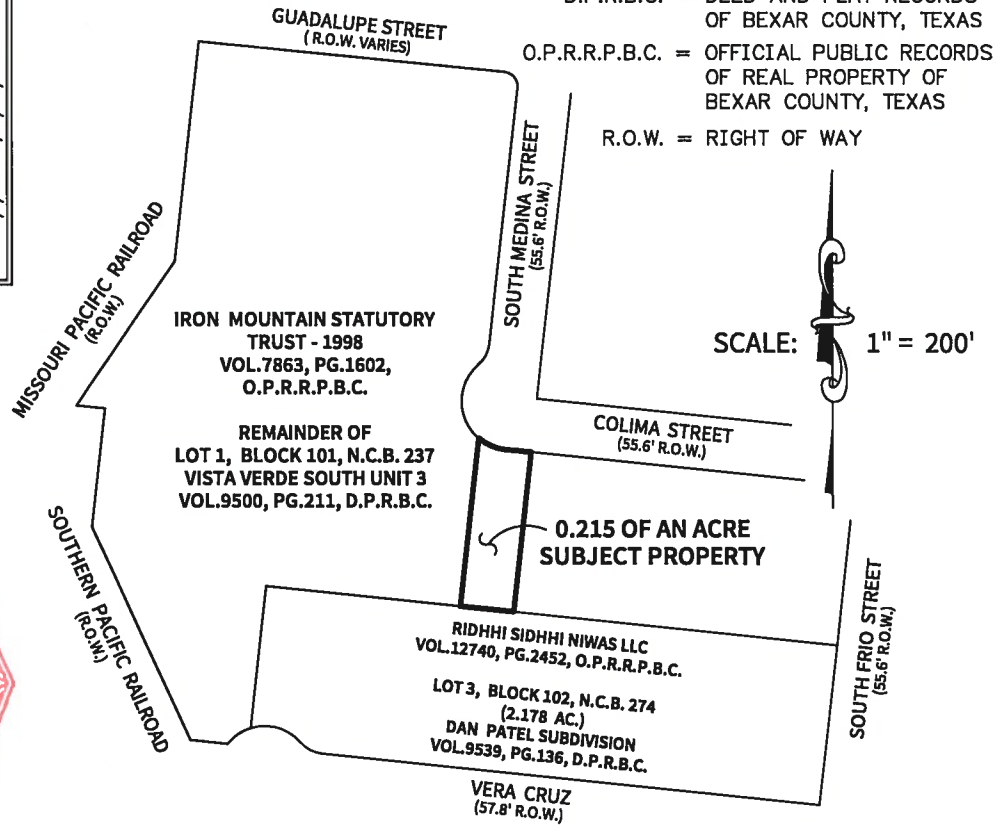
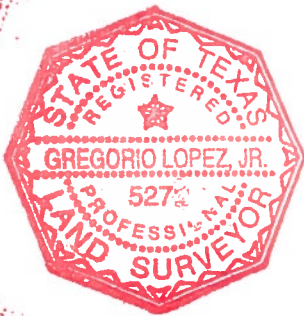
Project No. 02931.000
Date: February 5, 2015
J.G.R.



Gregorio Lopez, Jr. 2/5/15



LOCATION MAP
(NOT TO SCALE)



NOTES:

1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (93).
2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.
3. THE SURVEYOR HAS RELIED ON THE TITLE REPORT ISSUED BY ALAMO TITLE COMPANY, GF NO. 4002004547, EFFECTIVE DATE OF DECEMBER 29, 2014, ISSUED JANUARY 15, 2015 WITH REGARD TO THE EXISTENCE OF RECORDED EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. ONLY THOSE MATTERS AFFECTING THE AREA OF THE SUBJECT PROPERTY IDENTIFIED IN THE ABOVE REFERENCED TITLE REPORT ARE SHOWN.
4. METES AND BOUNDS DESCRIPTION ACCOMPANYING THIS SURVEY PLAT OF EVEN DATE.
5. ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED "MW CUDE" UNLESS OTHERWISE NOTED.
6. SEE PAGE 3 OF 3 FOR SURVEY DETAILS.

RESTRICTIONS:

1. TERMS AND PROVISIONS OF INSTRUMENTS, VOLUME 6535, PAGE 2064, AND VOLUME 7721, PAGE 886, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEXAR

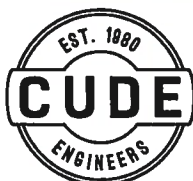
I HEREBY CERTIFY THAT THIS SURVEY AND ACCOMPANYING FIELD NOTES REPRESENT FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE EASEMENTS OR INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ON ADJOINING PROPERTY.

THIS 5TH DAY OF FEBRUARY, 2015 A.D.

Gregorio Lopez, Jr.
 GREGORIO LOPEZ, JR., R.P.L.S. NO. 5272







BOUNDARY AND IMPROVEMENT SURVEY OF

0.215 OF AN ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE EASTERLY PORTION OF LOT 1, BLOCK 101, NEW CITY BLOCK 237, VISTA VERDE SOUTH UNIT 3, A SUBDIVISION RECORDED IN VOLUME 9500, PAGE 211, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; SAID LOT 1, BLOCK 101 BEING THE SAME TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED FEBRUARY 26, 1999 TO IRON MOUNTAIN STATUTORY TRUST-1998, RECORDED IN VOLUME 7863, PAGE 1602, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
 SAN ANTONIO, TEXAS 78231
 TEL 210.681.2951 • FAX 210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPE REGISTERED ENGINEERING
 FIRM #455

LEGEND

- CONC. = CONCRETE
- ELEC. = ELECTRIC
- F.I.R. = FOUND 1/2" IRON ROD
- F.I.R.C. = FOUND 1/2" IRON ROD WITH PLASTIC CAP
- D.P.R.B.C. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT OF WAY
-  POWER POLE
-  UTILITY POLE WITH GUY WIRE
-  WATER VALVE
-  ELECTRIC (OVERHEAD)
-  SANITARY SEWER MANHOLE
-  CHAIN LINK FENCE

SCALE: 1" = 40'

C1
 RADIUS=50.00'
 DELTA =34°18'49"
 LENGTH=29.94'
 BEARING=S67°02'08"E
 CHORD=29.50'

IRON MOUNTAIN STATUTORY TRUST - 1998
 VOL.7863, PG.1602, O.P.R.R.P.B.C.

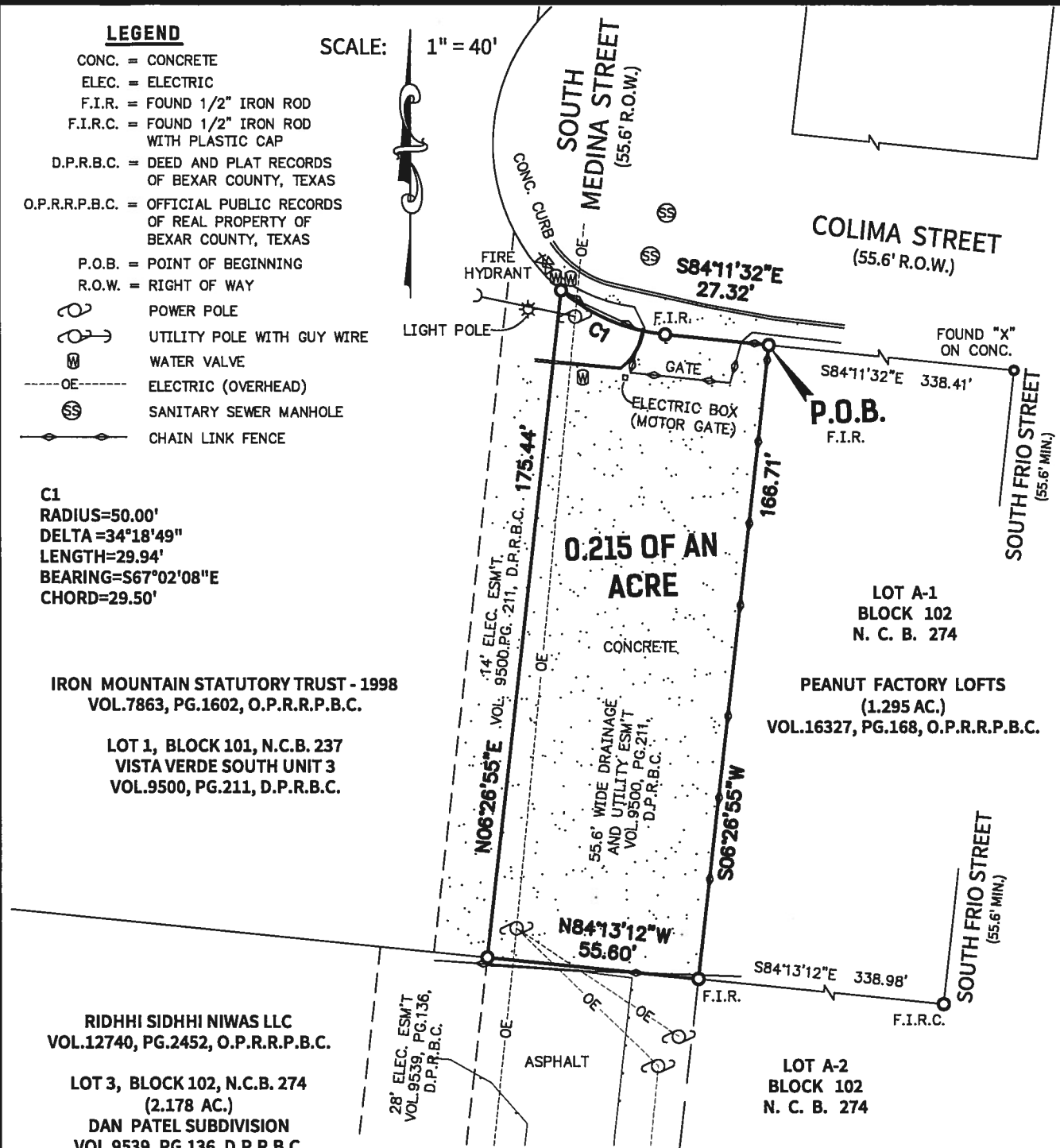
LOT 1, BLOCK 101, N.C.B. 237
 VISTA VERDE SOUTH UNIT 3
 VOL.9500, PG.211, D.P.R.B.C.

RIDHHI SIDHHI NIWAS LLC
 VOL.12740, PG.2452, O.P.R.R.P.B.C.

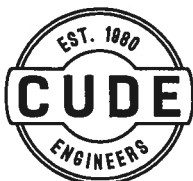
LOT 3, BLOCK 102, N.C.B. 274
 (2.178 AC.)
 DAN PATEL SUBDIVISION
 VOL.9539, PG.136, D.P.R.B.C.

BOUNDARY AND IMPROVEMENT SURVEY OF

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P:\02931\000\p-Survey\Drawings\SV-02931_000 (North) CSA Cat1A Survey.dwg 2015/02/06 8:44am glopez



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REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.