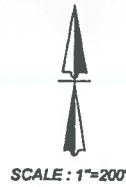
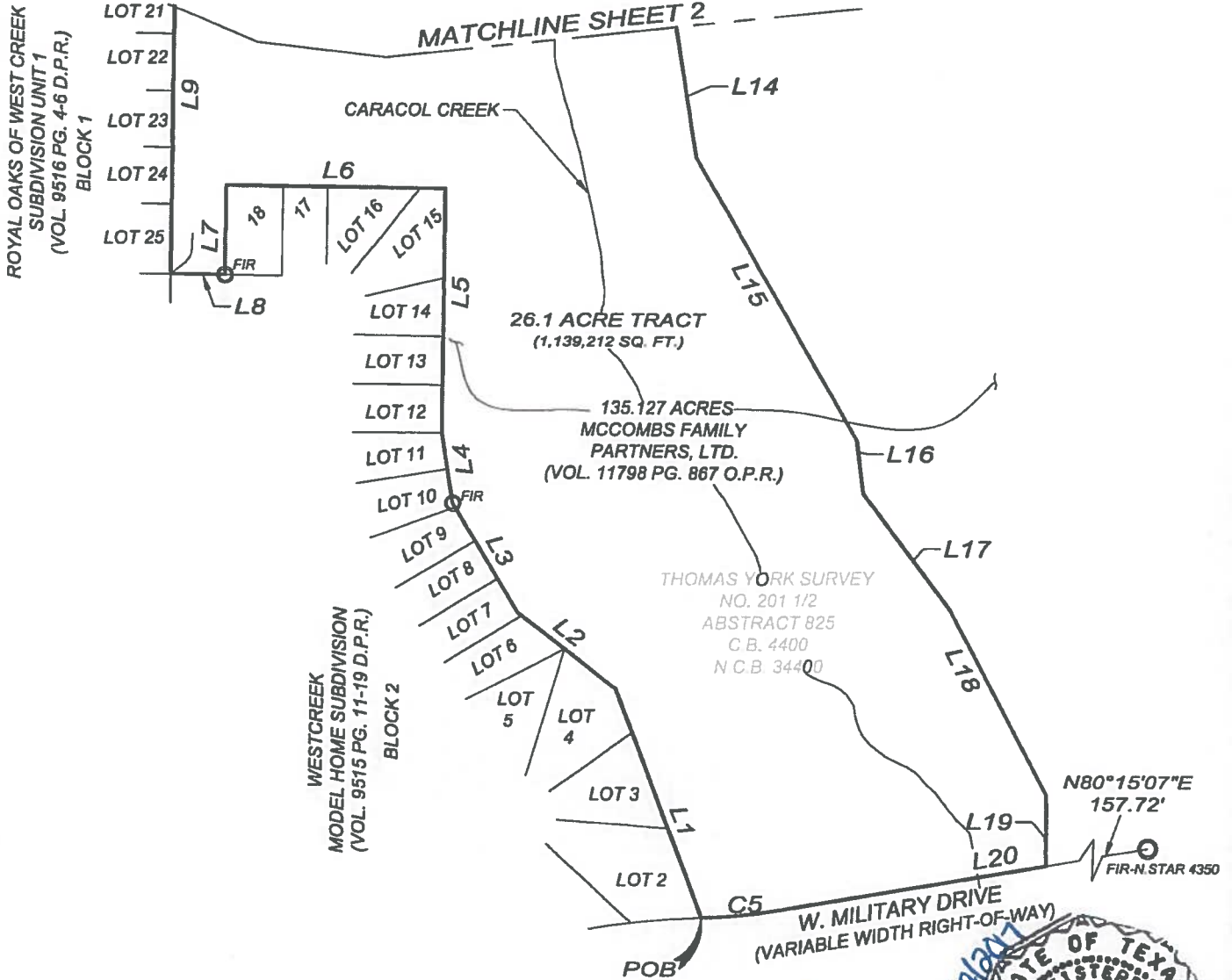


NOTES:  
LEGEND, LINETABLES, AND NOTES ON SHEET 3



LOCATION MAP  
NOT-TO-SCALE



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

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED  
CAN BE DIRECTED TO:  
THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING  
12100 PARK 35 CIRCLE BLDG. A, SUITE 158 MC-230 AUSTIN, TX 78753  
PHONE: 812-238-8263 FAX: 812-238-8253

ZONING EXHIBIT OF

A 26.1 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2 ABSTRACT 825, COUNTY BLOCK 4400, 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. ISSUE DATE.

JOB NO. 16-117  
DATE: 07/20/2017 DESIGNER: TAS  
DRAWN: MR CHECKED: TAS

SHEET: 1 OF 3



Date: Aug 02, 2017, 4:56pm User: c:\medi\jst  
File: S:\Vme\2013\16-117 135 Acres McCombs Property.dwg

NOTES:  
LEGEND, LINETABLES, AND NOTES ON SHEET 3



LOCATION MAP NOT-TO-SCALE



SCALE: 1"=200'



REMAINING PORTION OF 144.685 ACRES WPE VENTURES, LLC., VOL. 15875 PG. 29 O.P.R.

4.056 ACRES WPE VENTURES, LLC., VOL. 17607 PG. 2194 O.P.R.

REMAINING PORTION OF 381.761 ACRES SPH CULEBRA, LTD. (VOL. 12752 PG. 1639 O.P.R.)

REMAINING PORTION OF 144.685 ACRES WPE VENTURES, LLC., VOL. 15875 PG. 29 O.P.R.

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

26.1 ACRE TRACT (1,139,212 SQ. FT.)

THOMAS YORK SURVEY NO. 201 1/2 ABSTRACT 825 C.B. 4400 N.C.B. 34400

ROYAL OAKS OF WEST CREEK SUBDIVISION UNIT 1 (VOL. 9516 PG. 4-6 D.P.R.)

BLOCK 1  
19  
20  
21

L20

L20

L20

L20

L20

L20

L20

L20

N43° 48' 47"E 2283.76'

N43° 48' 47"E 1119.65'

F.M. LOOP 1604

L10

L11

L12

L13

L14

MATCHLINE SHEET 1



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

ZONING EXHIBIT OF

A 26.1 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/2 ABSTRACT 825, COUNTY BLOCK 4400, 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	ISSUE DATE
JOB NO 16-117	DESIGNER: TAS
DATE 07/20/2017	CHECKED: TAS
DRAWN: MR	

SHEET: 2 OF 3



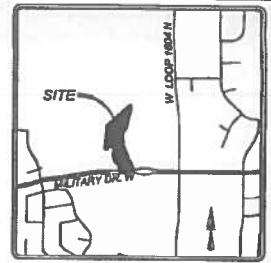
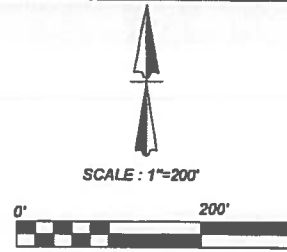
2431 Fossilton Place, Suite 101, San Antonio, TX 78238  
Phone: (214) 520-4644 Fax: (214) 520-4641  
TDD/Relay Texas: (214) 520-4641

Date: Aug 02, 2017, 5:00pm User ID: mweidinger  
File: S:\Draw 2016\16-117 135 Acres Military - McCombs\16-117 135 Acres McCombs Property.dwg

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:  
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING  
12100 PARK 35 CIRCLE BLDG. A, SUITE 150 MC-CO AUSTIN, TX 78753  
PHONE: 512-239-6263 FAX: 512-239-6263

**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 22TAC0863.21, 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

Line Table		
LINE #	LENGTH	DIRECTION
L1	301.59'	N20°45'56"W
L2	153.90'	N52°10'53"W
L3	156.06'	N31°07'15"W
L4	88.48'	S08°55'38"E
L5	300.31'	N00°40'59"E
L6	270.00'	N89°19'01"W
L7	110.11'	S00°40'59"W
L8	66.74'	N89°19'32"W
L9	821.73'	N00°40'28"E
L10	181.49'	S07°26'19"E
L11	256.73'	N16°10'43"E
L12	354.80'	S05°37'49"W
L13	277.54'	S27°07'17"W
L14	463.17'	S08°58'19"E
L15	399.78'	S29°52'14"E
L16	66.65'	S06°43'19"E
L17	180.05'	S36°56'34"E
L18	257.20'	S27°42'01"E
L19	86.21'	S00°03'39"W
L20	331.51'	S80°15'07"W

**SYMBOL LEGEND**

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C5	98.81'	742.11'	007°37'43"	S84°04'02"W	98.74'



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



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING 12700 PARK 35 CIRCLE BLDG A, SUITE 150 MC-230 AUSTIN, TX 78753 PHONE: 512-238-6263, FAX: 512-238-6263

**ZONING EXHIBIT OF**

A 26.1 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY TEXAS, OUT OF THE THOMAS YORK SURVEY NO. 201 1/4 ABSTRACT 825, COUNTY BLOCK 4400, 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:	ISSUE DATE:
JOB NO. 16-117	DATE 07/20/2017
DRAWN: MR	CHECKED: TAS
DESIGNER: TAS	

SHEET: 3 OF 3

Date: Aug 02, 2017, 5:05pm User: B: mscd/jkws File: S:\User 2017\16-117 135 Acres 1604 & Military - McCombs\16-117 135 Acres McCombs Property.dwg

**FIELD NOTE  
FOR  
A 26.1 ACRE TRACT**

A **26.1 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 a curve in the north right-of-way line of W. Military Drive, a variable width right-of-way, for the southeast corner of Lot 2 Block 2 of the Westcreek Model Home Subdivision of record in Volume 9515 Pages 11-19 of the Deed and Plat Records of Bexar County, Texas and southwest corner of the 135.127 acre tract and the tract described herein;

**THENCE:** along and with the east and north lines of the Westcreek Model Home Subdivision and the west and south lines of the 135.127 acre tract the following eight (8) courses:

- 1) **N 20° 45' 56" W**, a distance of **301.59 feet** to a point for an interior corner of the tract described herein,
- 2) **N 52° 10' 53" W**, a distance of **153.90 feet** to a point for an exterior corner of the tract described herein,
- 3) **N 31° 07' 15" W**, a distance of **156.06 feet** to a found ½" iron rod for an exterior corner of the tract described herein,
- 4) **N 08° 55' 38" W**, a distance of **88.48 feet** to a point for an exterior corner of the tract described herein,
- 5) **N 00° 40' 59" E**, a distance of **300.31 feet** to a point for an interior corner of the tract described herein,
- 6) **N 89° 19' 01" W**, a distance of **270.00 feet** to a point for an interior corner of the tract described herein,
- 7) **S 00° 40' 59" W**, a distance of **110.11 feet** to a found ½" iron rod for an exterior corner of the tract described herein,
- 8) **N 89° 19' 32" W**, a distance of **66.74 feet** to a point for the southeast corner of Lot 25 of the Royal Oaks of Westcreek Subdivision Unit 1 of record in Volume 9516 Pages 4-6 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of the Westcreek Model Home Subdivision and for a westerly exterior corner of the tract described herein,

**THENCE:** **N 00° 40' 28" E**, along and with the east line of the Royal Oaks of West Subdivision line and a west line of the 135.127 acre tract, a distance of **821.73 feet** to a found ½" iron rod in the southeast line of the remaining portion of a 144.685 acre tract of land as conveyed to WPE Ventures, LLC., of record in Volume 15875 Page 29 of the Official Public Records of Bexar County, for the north corner of Lot 19 of the Royal Oaks of Westcreek Subdivision, the northwest corner of the 135.127 acre tract and the tract described herein;

**THENCE:** **N 43° 48' 47" E**, along and with the southeast lines of the 144.685 acre tract, a 4.056 acre tract of land as conveyed to WPE Ventures, LLC., of record in Volume 17607 Page 2194 of the Official Public Records of Bexar County, Texas, and the remaining portion of a 381.761 acre tract of land as conveyed to SPH Culebra, LTD. of record in Volume 12752 Page 1639 of the Official Public Records of Bexar County, Texas a distance of **1,119.65 feet** to a point for the northeast corner of the tract described herein, from which a point for the southeast corner of the 381.761 acre tract, the northeast corner of the 135.127 acre tract and in the west right-of-way line of F.M. Loop 1604 bears **N 43° 48' 47" E**, a distance of 2,283.76 feet;

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

1. **S 07° 26' 19" E**, a distance of **181.50 feet** to a point for an exterior corner of the tract described herein,
2. **S 16° 10' 43" W**, a distance of **256.73 feet** to a point for an interior corner of the tract described herein,
3. **S 05° 37' 49" W**, a distance of **354.80 feet** to a point for an exterior corner of the tract described herein,
4. **S 27° 07' 17" W**, a distance of **277.54 feet** to a point for an interior corner of the tract described herein,
5. **S 08° 58' 19" E**, a distance of **463.17 feet** to a point for an interior corner of the tract described herein,
6. **S 29° 52' 14" E**, a distance of **399.78 feet** to a point for an exterior corner of the tract described herein,
7. **S 06° 43' 19" E**, a distance of **66.65 feet** to a point for an interior corner of the tract described herein,
8. **S 36° 56' 34" E**, a distance of **180.05 feet** to a point for an exterior corner of the tract described herein,
9. **S 27° 42' 01" E**, a distance of **257.20 feet** to a point for an exterior corner of the tract described herein,
10. **S 00° 03' 39" W**, a distance of **86.21 feet** to a point in the north right-of-way line of W. Military Drive and a south line of the 135.127 acre tract, for the southeast corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "N.STAR 4350" in the south line of the 135.127 acre tract bears **N 80° 15' 07" E**, a distance of **157.72 feet**;

**THENCE:** **S 80° 15' 07" W**, along and with the north right-of-way line of W. Military Drive and a south line of the 135.127 acre tract, a distance of **331.51 feet** to a point of curvature of the tract described herein;

**THENCE:** With a curve to the right having a radius of **742.11 feet**, an arc length of **98.81 feet**, a delta angle of **007° 37' 43"** and a chord bears, **S 84° 04' 02" W**, a distance of **98.74 feet** to the **POINT OF BEGINNING** and containing **26.1 acres** or 1,139,212 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 20, 2017  
Updated: October 25, 2017  
File: S:\Draw 2016\16-117 135 acres McCombs Property\ FN 26.1 ACRES – Zorita

