

**METES AND BOUNDS  
DESCRIPTION OF**

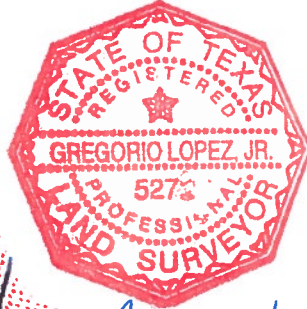
0.210 of an acre tract of land in the City of San Antonio, Bexar County, Texas, being out of Lot 3, Block 102, New City Block 274, Dan Patel Subdivision, a subdivision recorded in Volume 9539, Page 136, Deed and Plat Records of Bexar County, Texas; said Lot 3, Block 102 being the same tract described in a Warranty Deed with Vendor's Lien dated March 6, 2007 to Ridhhi Sidhhi Niwas LLC, recorded in Volume 12740, Page 2452, Official Public Records of Real Property of Bexar County, Texas; said 0.210 of an acre being more particularly described as follows:

- BEGINNING:** At a set ½" iron rod with red plastic cap stamped "MW CUDE" on the North Right-of-Way line of Vera Cruz Street, a 57.8-foot wide Right-of-Way and the South boundary of said Lot 3, Block 102, for the Southeast corner of the herein described tract;
- Thence:** N84°13'12"W, with the North Right-of-Way line of Vera Cruz Street and the South boundary of said Lot 3, Block 102, a distance of 55.60 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE", for the Southwest corner of the herein described tract;
- Thence:** N06°26'55"E, leaving the North Right-of-Way of Vera Cruz Street, crossing said Lot 3, Block 102, a distance of 164.14 feet to a set ½" iron rod with red plastic cap stamped "MW CUDE" on the North boundary of said Lot 3, Block 102 and the South boundary 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, for the Northwest corner of the herein described tract;
- Thence:** S84°13'12"E, with the North boundary of said Lot 3, Block 102 and the South boundary of said Lot 1, Block 101, a distance of 55.60 feet to a found ½" iron rod, being the most Easterly Southeast corner of said Lot 1, Block 101 and the Southwest corner of a 1.295 acre tract being the North ½ 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 ½" 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°13'12"E, 338.98 feet;
- Thence:** S06°26'55"W, crossing said Lot 3, Block 102, a distance of 164.14 feet to the POINT OF BEGINNING, and containing 0.210 of an acre of land.

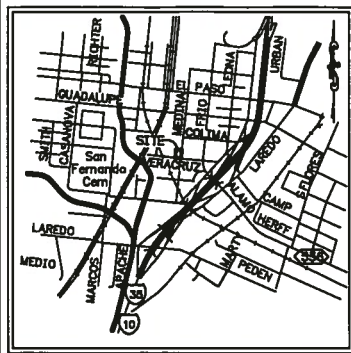
Note: Basis of bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83.

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*

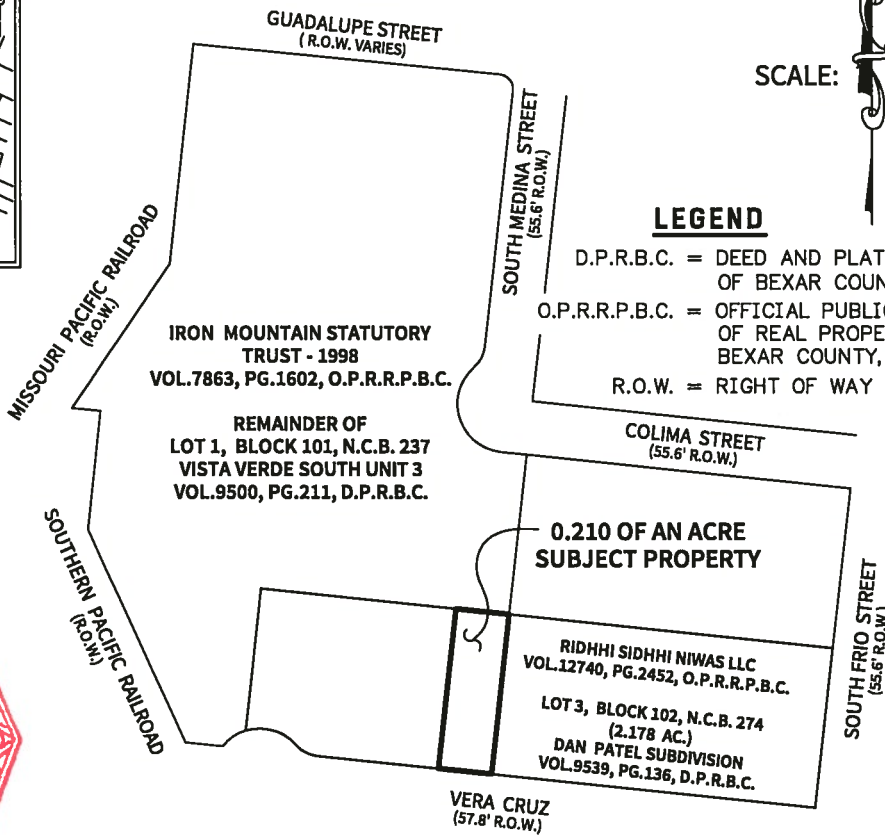


**LOCATION MAP**  
(NOT TO SCALE)

SCALE: 1" = 200'

**LEGEND**

- 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
- R.O.W. = RIGHT OF WAY



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

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

0.210 OF AN ACRE  
SUBJECT PROPERTY

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.

VERA CRUZ  
(57.8' R.O.W.)



**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. 4002004548, 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. VOLUME 2727, PAGE 1925, AND VOLUME 2878, PAGE 2230, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR

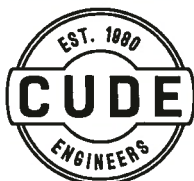
I HEREBY CERTIFY THAT THIS SURVEY AND ACCOMPANYING FIELD NOTES REPRESENT FACTS DISCLOSED BY AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND THAT EXCEPT AS SHOWN ABOVE THERE ARE NO VISIBLE EASEMENTS OR INTRUSIONS OR PROTRUSIONS OF IMPROVEMENTS ON ADJOINING PROPERTY.

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

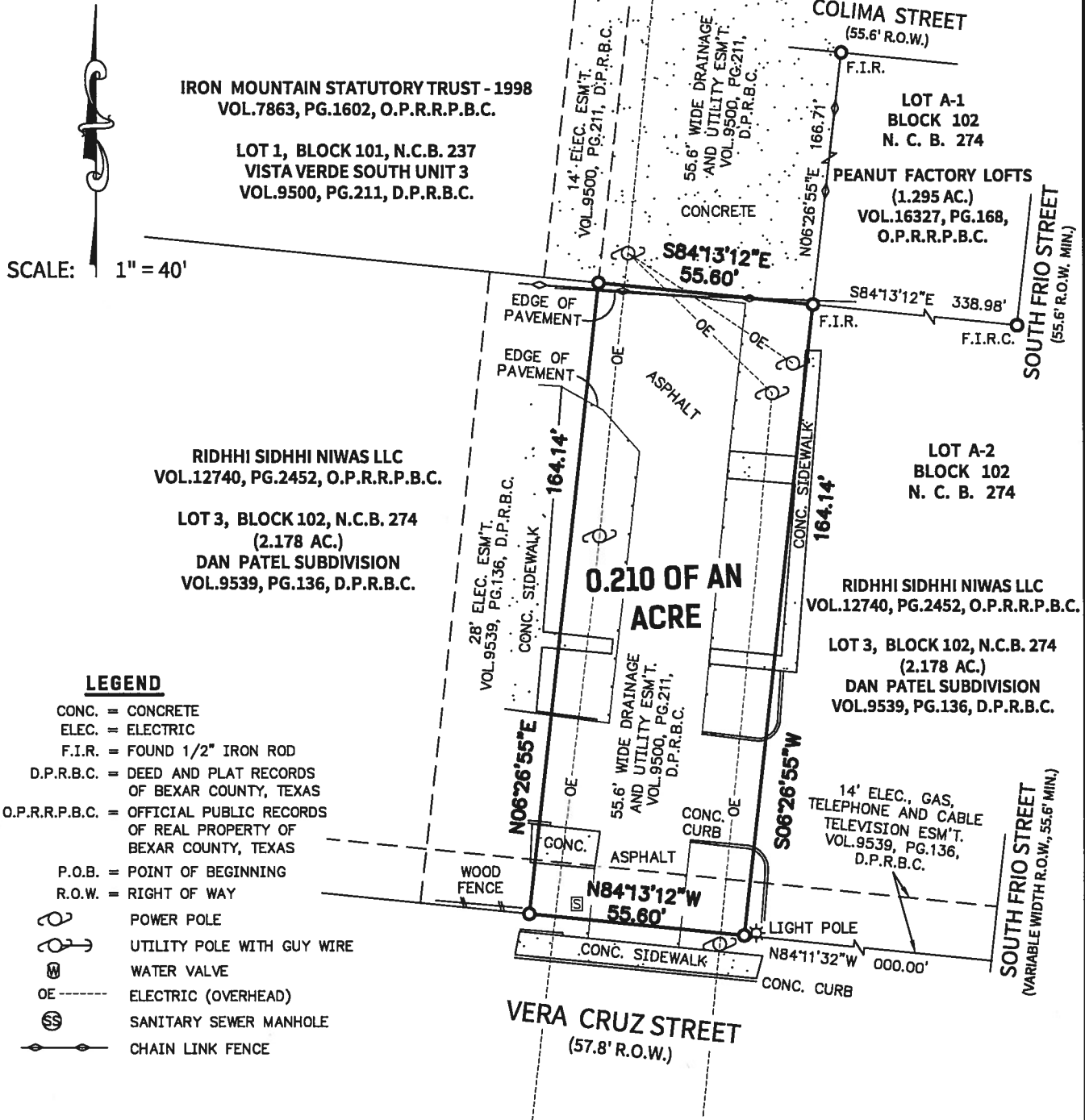
*Gregorio Lopez, Jr.*  
GREGORIO LOPEZ, JR., R.P.L.S. NO. 5272

**BOUNDARY AND IMPROVEMENT SURVEY OF**

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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

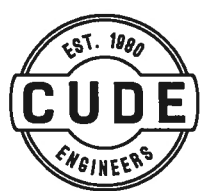


SCALE: 1" = 40'

- LEGEND**
- CONC. = CONCRETE
  - ELEC. = ELECTRIC
  - F.I.R. = FOUND 1/2" IRON ROD
  - 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
  - OE ----- ELECTRIC (OVERHEAD)
  - ⊙ Sanitary Sewer Manhole
  - ⊙- Chain Link Fence

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P:\02931\000\0-Survey\Drawings\SV-02931.000 (South) CSA Cat1A Survey.dwg 2015/02/06 8:46am glopez

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.