

METES AND BOUNDS

Being 2.842 acres of land, more or less, out of the M.F. Rodriguez Survey No. 4, Abstract 16, and being that same property described in the Affidavit recorded in Volume 9779, Page 2268, Deed Records, Bexar County, Texas, said 2.842 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the westernmost northeast corner of this 2.842 acres, same being the northeast corner of the Julio Gonzales, et al remainder of 21.280 acres and on the South Right-of-Way line S.W. Military Drive (Loop 13), same also being the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way line of said S.W. Military Drive, North 89 degrees 56 minutes 37 seconds East (called North 89 degrees 54 minutes 00 seconds East), a distance of 100.02 feet to a 1/2 inch iron rod set for the easternmost northeast corner of this 2.842 acres, same being the northwest corner of the Julio Gonzales, et al 1.108 acres (Volume 6884, Page 2040);

THENCE along a non-tangent curve to the right having a radius of 831.31 feet, an arc length of 595.99 feet (called 596.05 feet), a chord length of 583.31 feet, a chord bearing of South 21 degrees 25 minutes 56 seconds West, and a delta angle of 41 degrees 04 minutes 37 seconds (called 41 degrees 04 minutes 51 seconds) to a 1/2 inch iron rod set for the point of tangency, same being on the northwest Right-of-Way line of F.M. Hwy. 2536 (Old Pearsall Rd.);

THENCE along the northwest Right-of-Way line of said F.M. Hwy. 2536 the following courses and distances:

South 47 degrees 42 minutes 08 seconds West (called South 47 degrees 39 minutes 31 seconds West), a distance of 166.04 feet to a 1/2 inch iron rod set for the point of curvature of a curve to the right;

Along said curve to the right having a radius of 831.31 feet, an arc length of 560.70 feet, a chord length of 550.13 feet, a chord bearing of South 72 degrees 45 minutes 22 seconds West, and a delta angle of 38 degrees 38 minutes 40 seconds to a 1/2 inch iron rod set for the lower southwest corner of this 2.842 acres, same being the northwest corner of the Douglas M. Jones part of 4.283 acres (Volume 8007, Page 128 and on the North Right-of-Way line of Medina Base Rd., same also being the North corner of the City of San Antonio 0.407 acres (Volume 4390, Page 1374);

THENCE along the North Right-of-Way line of said Medina Base Rd., North 02 degrees 04 minutes 42 seconds East (called North 02 degrees 02 minutes 05 seconds East), a distance of 100.00 feet to a 1/2 inch iron rod set for the upper southwest corner of this 2.842 acres, same being on the southeast line of said Gonzales remainder of 21.280 acres;

THENCE along a curve to the left having a radius of 731.31 feet, an arc length of 1162.20 feet (called 1162.26 feet), a chord length of 1043.70 feet, a chord bearing of North 46 degrees 33 minutes 04 seconds East, and a delta angle of 91 degrees 03 minutes 17 seconds (called 91 degrees 03 minutes 33 seconds) to the **POINT OF BEGINNING** and containing 2.842 acres of land, more or less.

This description is based on the Standard Land Survey and plat made by Mark J. Ewald, #5095, Registered Professional Land Surveyor on July 11, 2017.

I hereby certify that this description was prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. Said survey plat is hereby attached and made a part hereof. Bearings shown hereon are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 11, 2017



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	831.31'	595.99'	583.31'	S 21°25'56" W	41°04'37" (41°04'51")
C2	831.31'	560.70'	550.13'	S 72°45'22" W	38°38'40" (38°38'40")
C3	731.31'	1162.20'	1043.70'	N 46°33'04" E	91°03'17" (91°03'33")

S.W. MILITARY DR.
(LOOP 13)

N 89°54'00" E
100.02

SCALE: 1"=200'

JULIO GONZALES, ET AL
REMAINDER OF 21.280 ACRES
VOL. 5617, PG. 1507

JULIO GONZALES, ET AL
1.108 ACRES
VOL. 6884, PG. 2040

R=1195.92'
A=229.65'
C=229.30'
B=N 87°50'24" E
D=11°00'09" E

SUBJECT TRACT
123802 SQ. FT.
2.842 ACRES

R=731.31'
A=16.67'
C=16.67'
B=S 87°16'07" E
D=11°18'22" E

S 86°39'33" E 434.42'
N 02°04'42" E 100.00'

MEDINA BASE RD.

STATE OF TEXAS
P.M. HIGHWAY 2536
P.O.B. ACQUISITION
LAW BOOK 4618, PG. 77

DOUGLAS M. JONES
REMAINDER OF
4.709 ACRES
VOL. 2806, PG. 1994

- LEGEND**
- 1/2" IRON ROD TO BE SET
 - 1/2" IRON ROD
 - RECORD INFORMATION
 - CONTROLLING MONUMENT
 - CALCULATED POINT
 - POWER POLE
 - OVERHEAD ELECTRIC

WESTAR ALAMO
LAND SURVEYORS, L.L.C.
P.O. BOX 1034 HEALDSVILLE, TEXAS 79233-1034
PHONE (210) 372-8600 FAX (210) 372-8999

Property Address:
4770 S.W. MILITARY DRIVE

Property Description:
Being 2.842 acres of land, more or less, out of the M.F. Rodriguez Survey No. 4, Abstract 16, and being that same property described in the Affidavit recorded in Volume 9779, Page 2268, Deed Records, Bexar County, Texas, said 2.842 acres being more particularly described by metes and bounds attached hereto.

Proposed Owner:
STN VENTURES, LLC.



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B, Condition III Survey, and represents an actual survey made on the ground under my supervision, and that this plat correctly represents the facts found at the time of the survey, and that except as shown herein, there are no visible protrusions or intrusions of improvements across boundary lines.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095