

**Z-2019-10700277**  
**PA-2019-11600078**

### METES AND BOUNDS DESCRIPTION OF

A 15.975 ACRE (695,871 SQUARE FEET) TRACT OF LAND SITUATED IN THE MARIA F. RODRIGUEZ, SECTION NUMBER 4, ABSTRACT 16, BEXAR COUNTY, TEXAS AND IN THE FRANCISCO RECARDO HERNANDEZ SURVEY, BLOCK 6, SECTION NUMBER 6, ABSTRACT 6, BEXAR COUNTY, TEXAS, BEING IN NEW CITY BLOCK 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND BEING OUT OF A 138.357 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10097, PAGE 207, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 15.975 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch Iron Rod with cap stamped "Briones" found on the Southeasterly boundary line of Lot 1, Block 61, New City Block 15248, S.W.I.S.D. FM 2536 Elementary, according to plat recorded in Volume 9620, Page 206, Deed and Plat Records, Bexar County, Texas, marking the most Westerly corner of Excellence Drive, a 70 foot public right of way, and marking the most Northerly corner of Lot 4, Block 62, New City Block 15248, Coleman Ridge Subdivision, Unit 1, according to plat recorded in Volume 9630, Pages 140-143, Deed and Plats records, Bexar County, Texas;

**THENCE** N 49° 28' 22" E a distance of 80.09 feet, along the Northwesterly right of way line of said Excellence Drive, being the Southeasterly boundary line of said Lot 1, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the **POINT OF BEGINNING** and marking the most Northerly corner of said Excellence Drive;

**THENCE** N 49° 28' 22" E a distance of 715.00 feet, continuing along the Southeasterly boundary line of said Lot 1, to a 1/2-inch Iron Rod Found, at the most Easterly corner of said Lot 1;


**THENCE** S 41° 23' 59" E a distance of 950.57 feet, across said 138.357 Acre Tract, to a 1/2-inch Iron Rod with cap stamped "KFW" Found, marking the most Westerly corner of Lot 6, Block 72, New City Block 15248, Redwest Commercial, according to plat recorded in Volume 9689, Page 139, Deed and Plat Records, Bexar County, Texas;

**THENCE** S 49° 28' 46" W a distance of 739.46 feet, across said 138.357 acre tract, to a 1/2-inch Iron Rod with cap stamped "KFW" Found on the Northeasterly right of way line of said Excellence Drive;

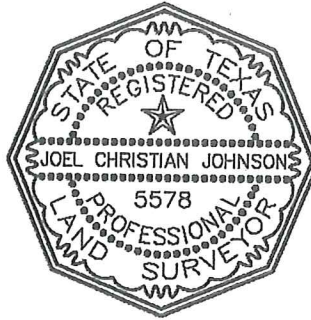
**THENCE** N 40° 31' 39" W a distance of 940.37 feet, along the Northeasterly right of way line of said Excellence Drive, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 04° 28' 22" E a distance of 14.14 feet continuing along the Northeasterly right of way line of said Excellence Drive, to the **POINT OF BEGINNING** and containing 15.975 acres, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

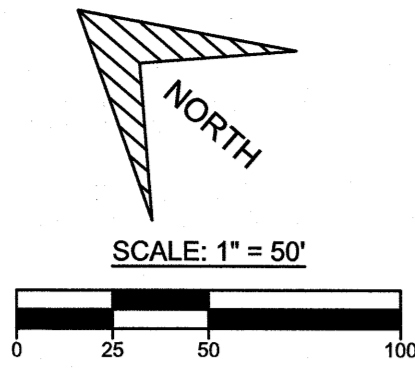
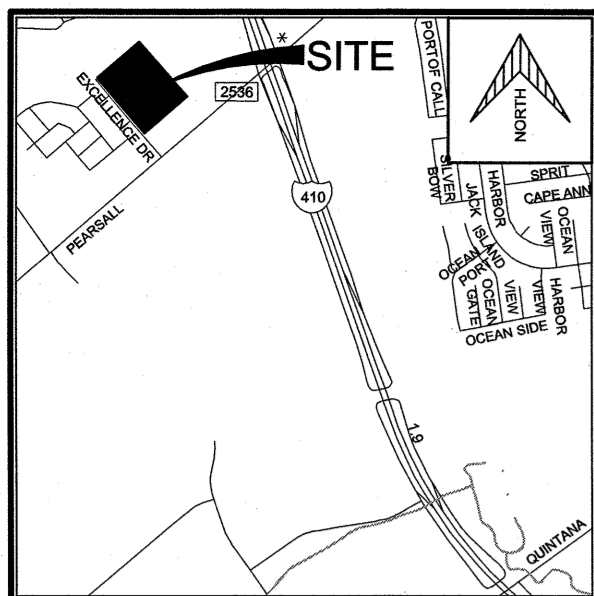
Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700



Date: October 9, 2019  
Job No: 32471-0867



LOCATION MAP NOT TO SCALE

LEGEND

- CONCRETE CURB
- CLEAN OUT
- FIRE HYDRANT
- TRAFFIC SIGN
- LIGHT POLE
- GUY ANCHOR
- POWER POLE
- MANHOLE
- WATER VALVE
- CHAIN-LINK FENCE
- WOOD FENCE
- WROUGHT IRON FENCE
- WATER METER
- GAS METER
- OVERHEAD UTILITY LINE
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET

METES AND BOUNDS DESCRIPTION OF

A 15.975 ACRE (695,871 SQUARE FEET) TRACT OF LAND OUT OF THE MARIA F. RODRIGUEZ, SECTION NUMBER 4, ABSTRACT 16, BEXAR COUNTY, TEXAS AND OUT OF A FRANCISCO RECARDON HERNANDEZ SURVEY, BLOCK 6, SECTION NUMBER 6, ABSTRACT 6, BEXAR COUNTY, TEXAS; AND BEING OUT OF A 138.357 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10097, PAGE 207, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 15.975 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED "BRIONES" FOUND ON THE SOUTHEASTERLY BOUNDARY LINE OF LOT 1, BLOCK 61, NEW CITY BLOCK 15248, S.W.1/4 S.D. FM 2538 ELEMENTARY, ACCORDING TO PLAT RECORDED IN VOLUME 9620, PAGE 206, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, MARKING THE MOST WESTERLY CORNER OF EXCELLENCE DRIVE, A 70 FOOT PUBLIC RIGHT OF WAY, AND MARKING THE MOST NORTHERLY CORNER OF LOT 4, BLOCK 62, NEW CITY BLOCK 15248, COLEMAN RIDGE SUBDIVISION, UNIT 1, ACCORDING TO PLAT RECORDED IN VOLUME 9630, PAGES 140-143, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS;

THENCE N 49° 28' 22" E A DISTANCE OF 80.09 FEET, ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID EXCELLENCE DRIVE, BEING THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 1, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET AT THE POINT OF BEGINNING AND MARKING THE MOST NORTHERLY CORNER OF SAID EXCELLENCE DRIVE;

THENCE N 49° 28' 22" E A DISTANCE OF 715.00 FEET, CONTINUING ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 1, TO A 1/2-INCH IRON ROD FOUND, AT THE MOST EASTERLY CORNER OF SAID LOT 1;

THENCE S 41° 23' 59" E A DISTANCE OF 950.57 FEET, ACROSS SAID 138.357 ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "KFW" FOUND, MARKING THE MOST WESTERLY CORNER OF LOT 6, BLOCK 72, NEW CITY BLOCK 15248, REDWEST COMMERCIAL, ACCORDING TO PLAT RECORDED IN VOLUME 9689, PAGE 139, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS;

THENCE S 49° 28' 46" W A DISTANCE OF 739.46 FEET, ACROSS SAID 138.357 ACRE TRACT, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "KFW" FOUND ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID EXCELLENCE DRIVE;

THENCE N 40° 31' 39" W A DISTANCE OF 940.37 FEET, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID EXCELLENCE DRIVE, TO A 1/2-INCH IRON ROD WITH CAP STAMPED "MBC ENGINEERS" SET;

THENCE N 04° 28' 22" E A DISTANCE OF 14.14 FEET CONTINUING ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID EXCELLENCE DRIVE, TO THE POINT OF BEGINNING AND CONTAINING 15.975 ACRES, MORE OR LESS AS SURVEYED BY MACINA, BOSE, COPELAND, AND ASSOCIATES, INC.

SURVEYOR NOTES:

1) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 48029C0535 F DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. FLOOD ZONE DEFINITION: ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

FOR MORE INFORMATION PLEASE CONSULT FLOOD MAP(S).

2) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

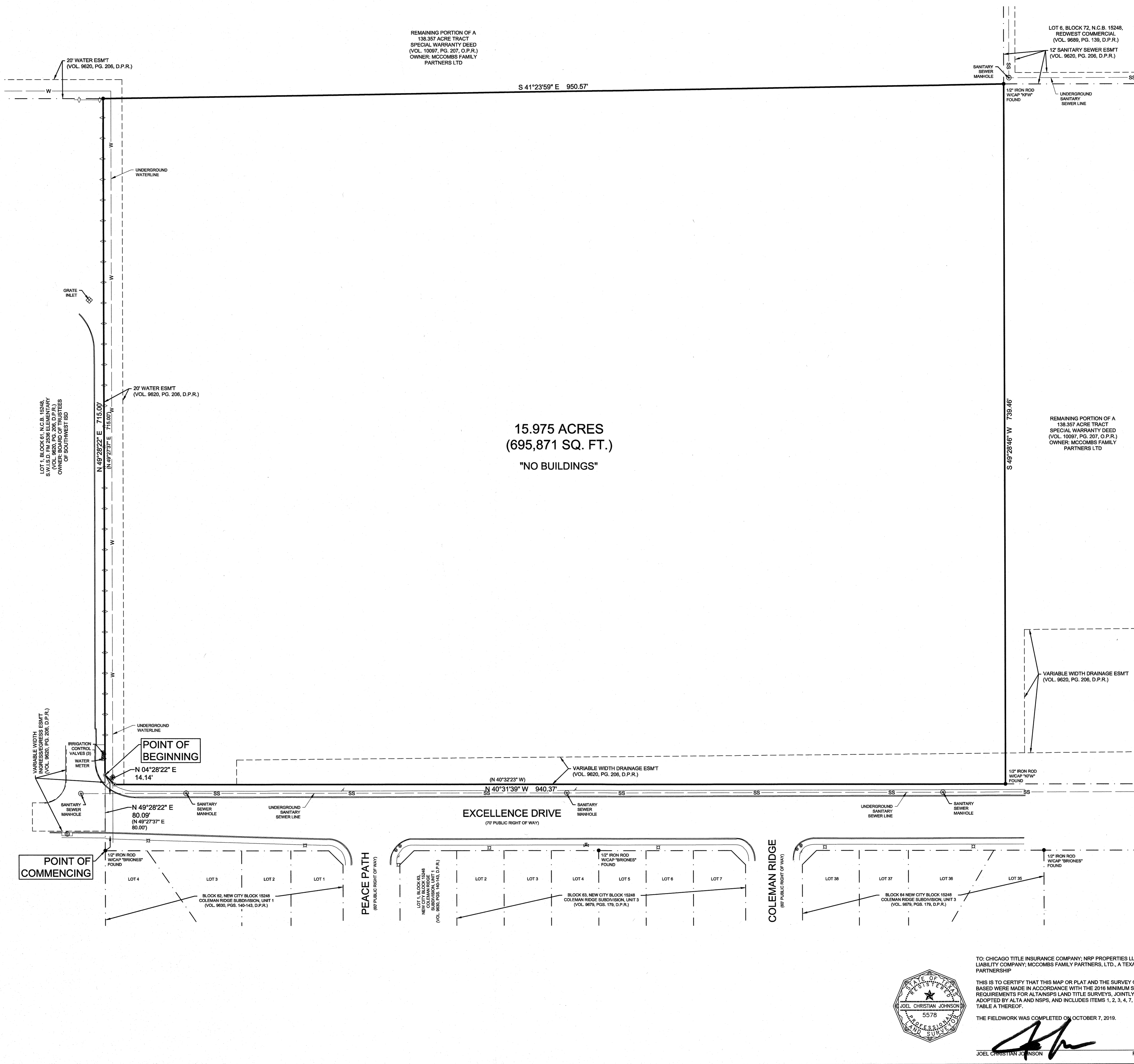
4) THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY MAPS AS MADE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES; THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE LOCATION INDICATED ALTHOUGH HE DID STATE THAT THEY ARE LOCATED AND/OR SCALED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

5) MACINA, BOSE, COPELAND AND ASSOCIATES, INC (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT:

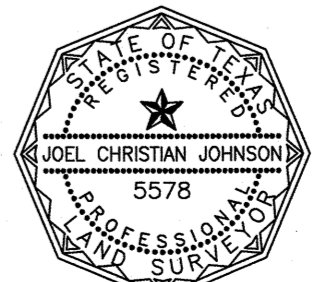
CF NO.: SCT-51-4300151901331-VJ  
COMMITMENT NO.: 4300151901331  
EFFECTIVE DATE: AUGUST 13, 2019  
ISSUED DATE: AUGUST 22, 2019

SCHEDULE B ITEMS:

- 1. RESTRICTIVE COVENANTS: VOLUME 17466, PAGE 1132, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
- 10F. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT PLAT: PURPOSE: VARIABLE WIDTH DRAINAGE EASEMENT 20' WATER EASEMENT (SHOWN HEREON) AFFECTS: AS DEPICTED THEREON. RECORDING NO.: VOLUME 9620, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 10G. UTILITY SERVICE AGREEMENT BY AND BETWEEN THE SAN ANTONIO WATER SYSTEM AND MCCOMBS FAMILY PARTNERS, L.P., FILED AND RECORDED IN VOLUME 18294, PAGE 145, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, (NOT PLOTTABLE).
- 10H. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED MAY 22, 1945, RECORDED AUGUST 8, 1945 AT VOLUME 2143, PAGE 230, DEED RECORDS, BEXAR COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT PLOTTABLE)
- 10I. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED FEBRUARY 6, 1956, RECORDED FEBRUARY 16, 1956 AT VOLUME 3827, PAGE 257, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT PLOTTABLE)
- 10J. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT DATED SEPTEMBER 1, 1951, RECORDED SEPTEMBER 10, 1951 AT VOLUME 3075, PAGE 592, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (NOT PLOTTABLE)



15.975 ACRES  
(695,871 SQ. FT.)  
"NO BUILDINGS"



TO: CHICAGO TITLE INSURANCE COMPANY; NRP PROPERTIES LLC, AN OHIO LIMITED LIABILITY COMPANY; MCCOMBS FAMILY PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 11, AND 13 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON OCTOBER 7, 2019.

JOEL CHRISTIAN JOHNSON R.P.L.S. NO. 5578

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 1001700

ALTA NSPS LAND TITLE SURVEY OF  
A 15.975 ACRE (695,871 SQUARE FEET) TRACT OF LAND OUT OF THE MARIA F. RODRIGUEZ, SECTION NUMBER 4, ABSTRACT 16, BEXAR COUNTY, TEXAS AND OUT OF A FRANCISCO RECARDON HERNANDEZ SURVEY, BLOCK 6, SECTION NUMBER 6, ABSTRACT 6, BEXAR COUNTY, TEXAS; AND BEING OUT OF A 138.357 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10097, PAGE 207, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

REVISIONS:	DATE	NO.	DESCRIPTION
DESIGN		JC	
DRAWN		JCJ	
CHECKED	10-09-2019		
DATE	32471-0867		
JOB NO.	1 OF 1		
SHT.			