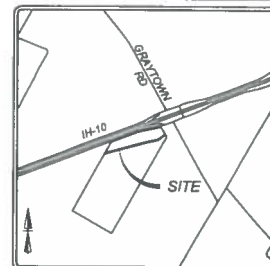


NOTES

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 ALL CITY OF SAN ANTONIO AND 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 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.

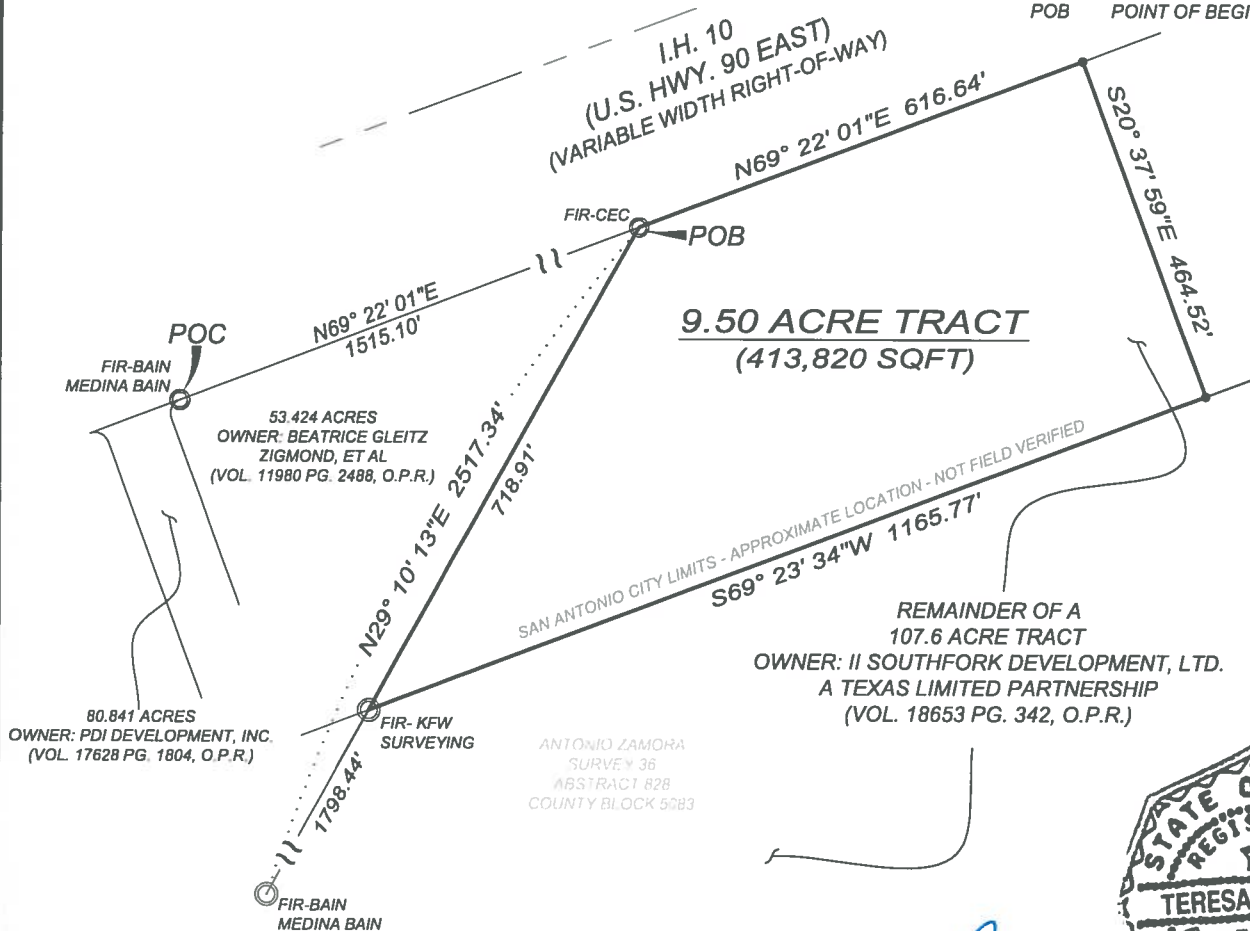
SCALE: 1"=250'



LOCATION MAP
NOT-TO-SCALE

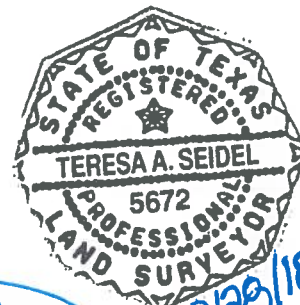
SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- POINT
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING



REMAINDER OF A
107.6 ACRE TRACT
OWNER: II SOUTHFORK DEVELOPMENT, LTD.
A TEXAS LIMITED PARTNERSHIP
(VOL. 18653 PG. 342, O.P.R.)

ANTONIO ZAMORA
SURVEY 36
ABSTRACT 828
COUNTY BLOCK 5083



[Signature]
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF EXHIBIT: 2/14/2018
PROJECT NO.: 17-001

ZONING EXHIBIT OF

A 9.50 ACRE TRACT OF LAND, OUT OF NCB 18225, THE ANTONIO ZAMORA SURVEY NO. 36, ABSTRACT NO. 828, COUNTY BLOCK 5083, BEXAR COUNTY, TEXAS AND BEING OUT OF A 107.6 ACRE TRACT OF LAND CONVEYED TO II SOUTHFORK DEVELOPMENT, LTD. A TEXAS LIMITED PARTNERSHIP, OF RECORD IN VOLUME 18653, PAGE 342 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

ISSUE DATE

2018-2-28

REVISIONS

REDUCED
ACREAGE TO
9.50 AC

JOB NO. 17-001

DATE 02/14/2018

DRAWN BA

DESIGNER TAS

CHECKED JJ

SHEET: 1 OF 1

KFW
SURVEYING

3421 Passmore Pkwy, Suite 101, San Antonio, TX 78231
Phone: (210) 979-8444 Fax: (210) 979-8441
TSPS Form # 10122002

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 156 MC-230 AUSTIN, TX 78753
PHONE: 512-239-5263 FAX: 512-239-5253

**FIELD NOTES
FOR
A 9.50 ACRE TRACT**

A **9.50 acre** tract of land, out of NCB 18225, the Antonio Zamora Survey No. 36, Abstract No. 828, County Block 5083, Bexar County, Texas, and being out of a 107.6 acre tract of land conveyed to II Southfork Development, LTD. a Texas limited partnership, of record in Volume 18653, Page 342, of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2" iron rod with a plastic cap stamped "Bain Medina Bain" in the southeast right-of-way line of I.H.-10 (also known as U.S. Highway 90 East), a variable width public right-of-way, for a northwest Point of Curvature of a 53.424 acre tract conveyed to Beatrice Gleitz Zigmond, et al, of record in Volume 11980, Page 2488, of the Official Public Records of Bexar County, Texas, and a northeast Point of Curvature of a 80.841 acre tract of land as conveyed to PDI Development, Inc., of record in Volume 17628, Page 1804, of the Official Public Records of Bexar County, Texas;

THENCE: N 69°22'01" E, along and with the southeast right-of-way line of I.H.-10, the northwest line of the 53.424 acre tract, a distance of 1,515.10 feet to a found 1/2" iron rod with a plastic cap stamped "CEC" for the northeast corner of the 53.424 acre tract of land, the northwest corner of the 107.6 acre tract, the tract described herein, and the **POINT OF BEGINNING**;

THENCE: N 69°22'01" E, along and with the southeast right-of-way line of I.H.-10, the northwest line of the 107.6 acre tract and the tract described herein, a distance of **616.64 feet** to a point for the northeast corner of the tract described herein;

THENCE: leaving the southeast line of I.H.-10, over and across the 107.6 acre tract, the following two (2) courses:

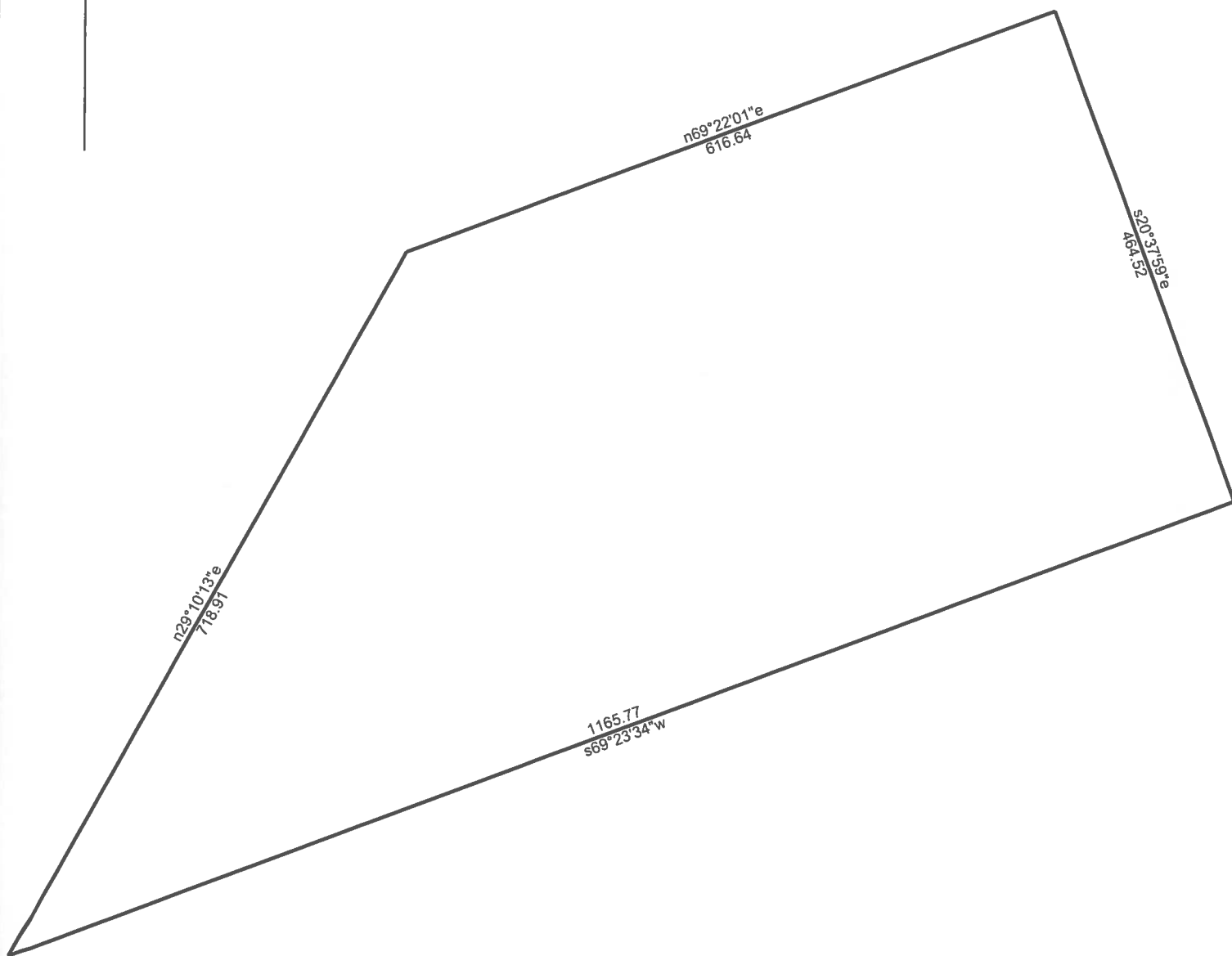
1. **S 20°37'59" E**, a distance of **464.52 feet** to a point, in the ostensible San Antonio City Limits, for the southeast corner of the tract described herein,
2. **S 69°23'34" W**, along and with the ostensible San Antonio City Limits, a distance of **1165.77 feet** to a found 1/2" iron rod with plastic cap stamped "KFW Surveying" in the southeast line of the 53.424 acre tract, the northwest line of the 107.6 acre tract, for the southwest corner of the tract described herein, from which a found 1/2" iron rod with a plastic cap stamped "Bain Medina Bain" bears S 29°10'13" W, a distance of 1798.44 feet, and,

THENCE: N 29°10'13" E, along and with the southeast line of the 53.424 acre tract, the northwest line of the 107.6 acre tract and the tract described herein, a distance of **718.91 feet** to the **POINT OF BEGINNING** and containing **9.50 acres**, more or less, in the City of San Antonio, Bexar County, Texas and being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

"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.: 17-001
Prepared by: KFW Surveying
Date: February 14, 2018 – Revised February 28, 2018
File: S:\Draw 2017\17-001 999 E. IH 10\DOCS\FN 17-001 9.50 Ac - REZONING - REV 17-08-5674.dwg





2/28/2018

Scale: 1 inch= 140 feet

File: 9.50 AC.ndp

Tract 1: 9.5000 Acres (413820 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=2966 ft.

01 n69.2201e 616.64
02 s20.3759e 464.52
03 s69.2334w 1165.77
04 n29.1013e 718.91