

EXHIBIT A
Field Notes and Survey Maps

**FIELD NOTES
FOR
TALLEY ROAD PUBLIC IMPROVEMENTS DISTRICT**

A **222.6 acre** tract of land, out of the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405 and the Jose Jacinto Gonzales Survey No. 255, Abstract 269, County Block 4404, both of Bexar County, Texas and being all of a called 4.393 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 3361 Page 617 of the Official Public Records of Bexar County, Texas, the remaining portion of a 20.15 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 5536 Page 1729 of the Official Public Records of Bexar County, Texas, a portion of a called 14.85 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 5536 Page 1726 of the Official Public Records of Bexar County, Texas, a portion of a called 233.0 acre tract of land as described in Volume 5539 Page 405 of the Deed Records of Bexar County, Texas and the remaining portion of a called 9.964 acre tract of land as conveyed to Wayne Lee Benke of record in Volume 3107 Page 186 of the Official Public Records of Bexar County, Texas, all of which were conveyed to Wayne Lee Benke GST Trust of record in Volume 13514 Page 1496 of the Official Public Records of Bexar County, Texas. Said **222.6 acre** tract of land being more particularly described by metes and bounds as follows:

Beginning at a calculated point in the east right-of-way line of Talley Road, a called 60' wide public right-of-way, the westerly line of the 14.85 acre tract and the 233.0 acre tract, for the northwest corner of a called 2.744 acre tract of land as conveyed to Michael and Robyn Klar of record in Volume 7991 Page 631 of the Official Public Records of Bexar County, Texas and the most westerly southwest corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "Moy" in the east right-of-way line of Talley Road bears, S 00° 10' 00" E, a distance of 1400.48 feet, thence S 89° 55' 16" E a distance of 13.00 feet;

THENCE: Along and with the easterly and southerly right-of-way line of Talley Road and the westerly lines of the 14.85 acre tract, the 233.0 acre tract and the 20.15 acre tract and the northerly lines of the 20.15 acre tract and the 4.393 acre tract, the following five (5) courses:

1. **N 00° 09' 36" W**, a distance of **682.31 feet** to a calculated point, for an angle point of the tract described herein,
2. **N 00° 00' 08" W**, a distance of **1278.69 feet** to a calculated point, for a point of curvature to the right of the tract described herein, from which a found ½" iron rod bears, N 89° 59' 33" W, a distance of 2.67 feet,
3. With a curve to the right having a radius of **256.48 feet**, an arc length of **400.42 feet**, a delta angle of **089° 27' 04"** and a chord bears, **N 44° 43' 50" E**, a distance of **360.98 feet** to a found ½" iron rod for a point of non-tangency of the tract described herein,
4. **S 89° 52' 59" E**, at a distance of 1454.92 feet passing a found ½" iron rod for the northeast corner of the 4.393 acre tract of land and continuing for a total distance of **1741.93 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for an interior corner of the tract described herein, and

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Beginning at a calculated point in the east right-of-way line of Talley Road, a called 60' wide public right-of-way, the westerly line of the 14.85 acre tract and the 233.0 acre tract, for the northwest corner of a called 2.744 acre tract of land as conveyed to Michael and Robyn Klar of record in Volume 7991 Page 631 of the Official Public Records of Bexar County, Texas and the most westerly southwest corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "Moy" in the east right-of-way line of Talley Road bears, S 00° 10' 00" E, a distance of 1400.48 feet, thence S 89° 55' 16" E a distance of 13.00 feet;

THENCE: Along and with the easterly and southerly right-of-way line of Talley Road and the westerly lines of the 14.85 acre tract, the 233.0 acre tract and the 20.15 acre tract and the northerly lines of the 20.15 acre tract and the 4.393 acre tract, the following five (5) courses:

1. **N 00° 09' 36" W**, a distance of **682.31 feet** to a calculated point, for an angle point of the tract described herein,
2. **N 00° 00' 08" W**, a distance of **1278.69 feet** to a calculated point, for a point of curvature to the right of the tract described herein, from which a found ½" iron rod bears, N 89° 59' 33" W, a distance of 2.67 feet,
3. With a curve to the right having a radius of **256.48 feet**, an arc length of **400.42 feet**, a delta angle of **089° 27' 04"** and a chord bears, **N 44° 43' 50" E**, a distance of **360.98 feet** to a found ½" iron rod for a point of non-tangency of the tract described herein,
4. **S 89° 52' 59" E**, at a distance of 1454.92 feet passing a found ½" iron rod for the northeast corner of the 4.393 acre tract of land and continuing for a total distance of **1741.93 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for an interior corner of the tract described herein, and

5. **N 00° 06' 09" W**, a distance of **61.20 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" at a westerly exterior corner of a called 157.48 acre tract of land as conveyed to Vise Oaks I, Ltd., of record in Volume 9437 Page 963 of the Official Public Records of Bexar County, Texas, for the most northerly northwest corner of the 233.0 acre tract and the tract described herein;

THENCE: Departing the southeasterly right-of-way line of Talley Road and along and with the common lines between the 157.48 acre tract and the 233.0 acre tract, the following two (2) courses:

1. **N 89° 59' 00" E**, a distance of **943.36 feet** to a found ½" iron rod with a plastic cap stamped "RPLS 4611" for an interior corner of the 157.48 acre tract, the northeast corner of the 233.0 acre tract and the tract described herein, and
2. **S 00° 20' 24" E**, a distance of **4236.14 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southwest corner of the 157.48 acre tract, in the north line of a called 51.568 acre tract of land as conveyed to Campbelton Road, Ltd., of record in Volume 8187 Page 828 of the Official Public Records of Bexar County, Texas, for the southeast corner of the 233.0 acre tract and the tract described herein;

THENCE: **N 89° 57' 55" W**, along and with the south line of the 233.0 acre tract and the north lines of the 51.568 acre tract and a called 1.332 acre tract of land as conveyed to Donald and Pat Thomas of record in Volume 8294 Page 183 of the Official Public Records of Bexar County, Texas, a distance of **946.64 feet** to a found 1 ½" iron pipe for an interior corner of the 1.332 acre tract, the most southerly southwest corner of the 233.0 acre tract and the tract described herein;

THENCE: **N 00° 07' 09" W**, along and with a westerly line of the 233.0 acre tract and an easterly line of the 1.332 acre tract, at a distance of 357.12 feet passing a found ½" iron rod with a plastic cap stamped "Baker" for a northeast exterior corner of the 1.332 acre tract and the southeast corner of a called 34.616 acre tract of land as conveyed to Emerio G. and Maria F. Plata of record in Volume 10320 Page 1769 of the Official Public Records of Bexar County, Texas, and continuing along and with the westerly line of the 233.0 acre tract and the east line of the 34.616 acre tract, a total distance of **1107.09 feet** to an angle iron post for the northeast corner of the 34.616 acre tract, the southeast corner of the 9.694 acre tract, an interior corner of the 233.0 acre tract and the tract described herein;

THENCE: **N 89° 55' 26" W**, along and with the north line of the 34.616 acre tract and a southerly line of the 233.0 acre tract and the 9.694 acre tract, a distance of **1438.51 feet** to a point for the southeast corner of a called 2.758 acre tract of land as conveyed to Travis Wayne Benke of record in Volume 6021 Page 435 of the Official Public records of Bexar County, Texas and a southwest exterior corner of the tract described herein, from which a found ½" iron rod bears, **S 00° 04' 34" W**, a distance of 0.36 feet;

THENCE: **N 00° 07' 26" W**, along and with the east line of the 2.758 acre tract and into and across the 9.694 acre tract and the 233.0 acre tract, a distance of **210.00 feet** to a point for the northeast corner of the 2.758 acre tract, in the north line of the 9.694 acre tract and for an interior corner of the tract described herein, from which a found ½" iron rod bears, **N 09° 25' 20" E**, a distance of 1.38 feet;

THENCE: **N 89° 55' 26" W**, along and with the north line of the 2.758 acre tract, a distance of **49.91 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for a southwest exterior corner of the tract described herein;

5. **N 00° 06' 09" W**, a distance of **61.20 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" at a westerly exterior corner of a called 157.48 acre tract of land as conveyed to Vise Oaks I, Ltd., of record in Volume 9437 Page 963 of the Official Public Records of Bexar County, Texas, for the most northerly northwest corner of the 233.0 acre tract and the tract described herein;

THENCE: Departing the southeasterly right-of-way line of Talley Road and along and with the common lines between the 157.48 acre tract and the 233.0 acre tract, the following two (2) courses:

1. **N 89° 59' 00" E**, a distance of **943.36 feet** to a found ½" iron rod with a plastic cap stamped "RPLS 4611" for an interior corner of the 157.48 acre tract, the northeast corner of the 233.0 acre tract and the tract described herein, and
2. **S 00° 20' 24" E**, a distance of **4236.14 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southwest corner of the 157.48 acre tract, in the north line of a called 51.568 acre tract of land as conveyed to Campbelton Road, Ltd., of record in Volume 8187 Page 828 of the Official Public Records of Bexar County, Texas, for the southeast corner of the 233.0 acre tract and the tract described herein;

THENCE: **N 89° 57' 55" W**, along and with the south line of the 233.0 acre tract and the north lines of the 51.568 acre tract and a called 1.332 acre tract of land as conveyed to Donald and Pat Thomas of record in Volume 8294 Page 183 of the Official Public Records of Bexar County, Texas, a distance of **946.64 feet** to a found 1 ½" iron pipe for an interior corner of the 1.332 acre tract, the most southerly southwest corner of the 233.0 acre tract and the tract described herein;

THENCE: **N 00° 07' 09" W**, along and with a westerly line of the 233.0 acre tract and an easterly line of the 1.332 acre tract, at a distance of 357.12 feet passing a found ½" iron rod with a plastic cap stamped "Baker" for a northeast exterior corner of the 1.332 acre tract and the southeast corner of a called 34.616 acre tract of land as conveyed to Emerio G. and Maria F. Plata of record in Volume 10320 Page 1769 of the Official Public Records of Bexar County, Texas, and continuing along and with the westerly line of the 233.0 acre tract and the east line of the 34.616 acre tract, a total distance of **1107.09 feet** to an angle iron post for the northeast corner of the 34.616 acre tract, the southeast corner of the 9.694 acre tract, an interior corner of the 233.0 acre tract and the tract described herein;

THENCE: **N 89° 55' 26" W**, along and with the north line of the 34.616 acre tract and a southerly line of the 233.0 acre tract and the 9.694 acre tract, a distance of **1438.51 feet** to a point for the southeast corner of a called 2.758 acre tract of land as conveyed to Travis Wayne Benke of record in Volume 6021 Page 435 of the Official Public records of Bexar County, Texas and a southwest exterior corner of the tract described herein, from which a found ½" iron rod bears, **S 00° 04' 34" W**, a distance of 0.36 feet;

THENCE: **N 00° 07' 26" W**, along and with the east line of the 2.758 acre tract and into and across the 9.694 acre tract and the 233.0 acre tract, a distance of **210.00 feet** to a point for the northeast corner of the 2.758 acre tract, in the north line of the 9.694 acre tract and for an interior corner of the tract described herein, from which a found ½" iron rod bears, **N 09° 25' 20" E**, a distance of 1.38 feet;

THENCE: **N 89° 55' 26" W**, along and with the north line of the 2.758 acre tract, a distance of **49.91 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for a southwest exterior corner of the tract described herein;

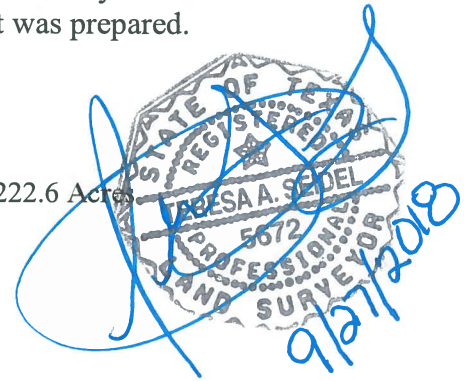
THENCE: N 00° 13' 42" E, into and across the 233.0 acre tract and the 14.85 acre tract, a distance of **338.27 feet** to a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING" for the southeast corner of the 2.744 acre tract and an exterior corner of the tract described herein

THENCE: Along and with east and north lines of the 2.744 acre tract and continuing into and across the 233.0 acre tract and the 14.85 acre tract, the following two (2) courses:

1. N 00° 07' 57" W, a distance of **227.54 feet** to a found ½" iron rod for the northeast corner of the 2.744 acre tract and an interior corner of the tract described herein, and
2. N 81° 50' 54" W, a distance of **530.79 feet** to the **POINT OF BEGINNING** and containing **222.6 acres**, more or less, in Bexar County, Texas. Said tract 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, this 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.: 16-146
Prepared by: KFW Surveying
Date: January 24, 2017
File: S:\Draw 2016\16-146 Talley Rd - Benke Tract\DOCS\FN - 222.6 Acres





R = 256.48
A = 400.42

s89°52'59"e
1741.93

943.36

1278.69
n00°00'08"w

682.31
n00°09'36"w

530.79
n81°50'54"w

14
e, 2741.00u
42.836

2
11

1438.51
n89°55'26"w

1107.09
n00°07'09"w

946.64

s00°20'24"e
4236.14

9/27/2018

Scale: 1 inch= 512 feet

File: 222.6 ac.ndp

Tract 1: 222.5541 Acres, Closure: s75.4645e 0.02 ft. (1/868271), Perimeter=14193 ft.

01 n00.0936w 682.31
02 n00.0008w 1278.69
03 Rt, r=256.48, arc=400.42, chord=n44.4350e 360.98
04 s89.5259e 1741.93
05 n00.0609w 61.20
06 n89.5900e 943.36
07 s00.2024e 4236.14
08 n89.5755w 946.64
09 n00.0709w 1107.09
10 n89.5526w 1438.51

11 n00.0726w 210.00
12 n89.5526w 49.91
13 n00.1342e 338.27
14 n00.0757w 227.54
15 n81.5054w 530.79

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. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.9998300289.

2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.

4. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

6. SEE SHEET 4 OF 4 FOR PROPERTY LEGEND AND LINE TABLE.

7. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, THIS 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.

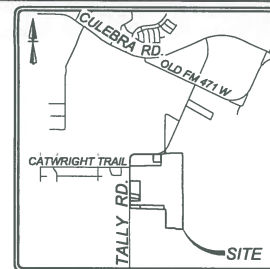
SYMBOL LEGEND

O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

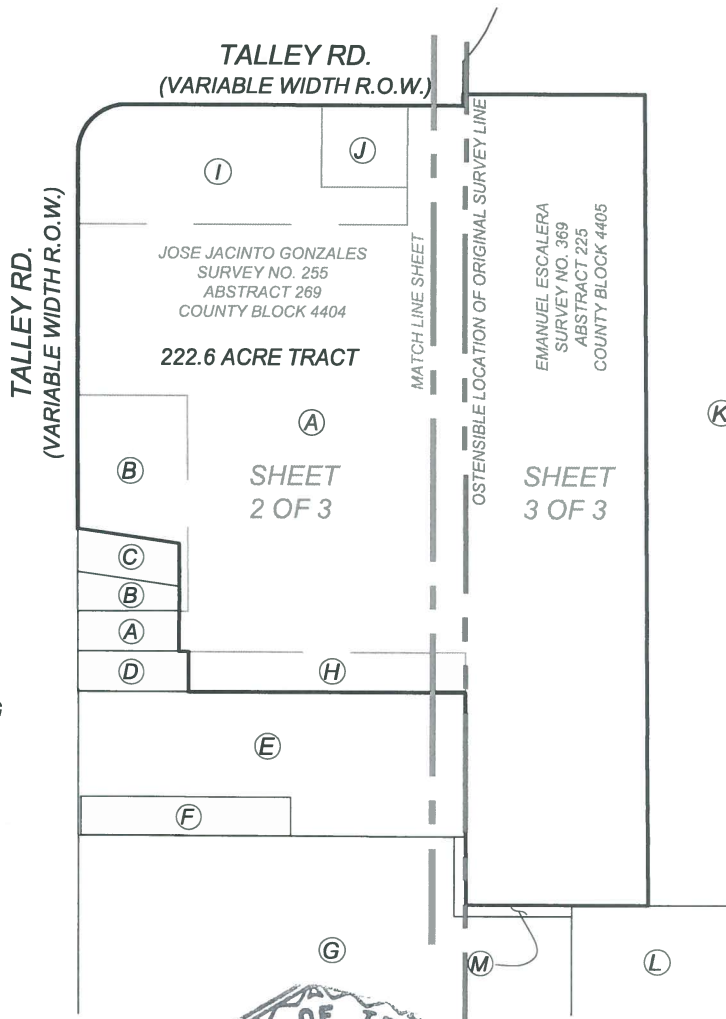
LEGAL DESCRIPTION

A 222.6 ACRE TRACT OF LAND, OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, BOTH OF BEXAR COUNTY, TEXAS AND BEING ALL OF A CALLED 4.393 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 3361 PAGE 617 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.), THE REMAINING PORTION OF A 20.15 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 5536 PAGE 1729 O.P.R., A PORTION OF A CALLED 14.85 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 5536 PAGE 1726 O.P.R., A PORTION OF A CALLED 233.0 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5539 PAGE 405 O.P.R., THE REMAINING PORTION OF A CALLED 9.964 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 3107 PAGE 186 O.P.R. AND ALL OF WHICH WERE CONVEYED TO WAYNE LEE BENKE GST TRUST OF RECORD IN VOLUME 13514 PAGE 1496 O.P.R.

SCALE : 1"=1000'



LOCATION MAP
NOT-TO-SCALE



TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF EXHIBIT: 09/25/2018
PROJECT NO.: 16-146



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



TALLEY ROAD
PUBLIC IMPROVEMENT DISTRICT

REVISIONS	ISSUE DATE
JOB NO. 16-146	
DATE: 09/25/2018	DESIGNER: TAS
DRAWN: OP	CHECKED: TAS

SHEET: 1 OF 4

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED.

SEE SHEET 1 OF 4 FOR NOTES.
SEE SHEET 4 OF 4 FOR LINE
TABLE AND PROPERTY LEGEND.

MATCH LINE SEE SHEET 2 OF 3

N89° 59' 00"E 943.36'
SIR
SIR
L2
FIR "RPLS 4611"

222.6 ACRE TRACT

S00° 20' 24"E 4236.14'

(H)

POST - ANGLE IRON

(E)

FIR "BAKER"

(G)

FIP 1 1/2"

N89° 57' 55"W 946.64'

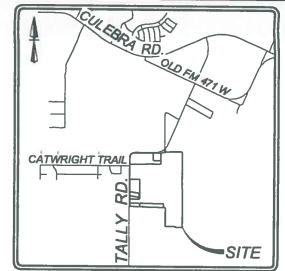
SIR

(L)

(K)

(A)

SCALE : 1"=500'



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"
- ⊙ POST AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL
PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS
- ⊙ FIP FOUND IRON PIPE



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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

KFW
SURVEYING
3421 Pemberton Hwy, Suite 101, San Antonio, TX 78231
Phone #: (210) 979-3444 - Fax #: (210) 979-3441
TBPLS Firm #: 10122000

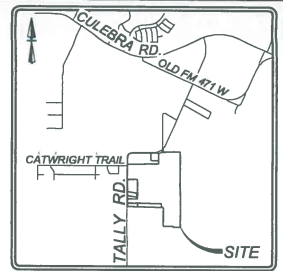
TALLEY ROAD
PUBLIC IMPROVEMENT DISTRICT

REVISIONS:	ISSUE DATE:
JOB NO. 16-146	
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DRAWN: OP	CHECKED: TAS

SHEET: 3 OF 4

PROPERTY LEGEND

- (A) 183.61 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 18572 PG. 505 O.P.R.)
- (B) 14.85 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 5536 PG. 1726 O.P.R.)
- (C) 2.744 ACRES
OWNER: MICHAEL L. & ROBYN K. KLAR
(VOL. 7991 PG. 631 O.P.R.)
- (D) 2.758 ACRES
OWNER: TRAVIS WAYNE BENKE
(VOL. 6021 PG. 435 O.P.R.)
- (E) REMAINING PORTION OF 34.616 ACRES
OWNER: EMERIO G. & MARIA E. PLATA
(VOL. 10320 PG. 1769 O.P.R.)
- (F) LOT 1, BLOCK 12
TALLEY ROAD SUBDIVISION
(VOL. 9608 PG. 105 D.P.R.)
OWNER: DAVID & MARTHA PLATA
(VOL. 17766 PG. 1 O.P.R.)
- (G) 101.216 ACRES
OWNER: DONALD & PAT THOMAS
(VOL. 6362 PG. 1523 O.P.R.)
- (H) REMAINING PORTION OF 9.694 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 3107 PG. 186 O.P.R.)
- (I) REMAINING PORTION OF 20.15 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 5536 PG. 1729 O.P.R.)
- (J) 4.393 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 3361 PG. 617 O.P.R.)
- (K) 157.48 ACRES
OWNER: VISE OAKS I LTD
(VOL. 9437 PG. 963 O.P.R.)
- (L) 51.568 ACRES
OWNER: CAMPBELTON ROAD LTD
(VOL. 8187 PG. 828 O.P.R.)
- (M) 1.332 ACRES
OWNER: DONALD & PAT J. THOMAS
(VOL. 8294 PG. 183 O.P.R.)



LOCATION MAP
NOT-TO-SCALE

Line Table		
LINE #	LENGTH	DIRECTION
L1	682.31'	N00°09'36"W
L2	61.20'	N00°06'09"W
L3	210.00'	N00°07'26"W
L4	49.91'	N89°55'26"W
L5	338.27'	N00°13'42"E
L6	227.54'	N00°07'57"W
L7	530.79'	N81°50'54"W

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	400.42'	256.48'	089°27'04"	N44°43'50"E	360.98'



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PHONE: 512-239-5263, FAX: 512-239-5263

KFW
SURVEYING
3421 Passmore Pkwy, Suite 101, San Antonio, TX 78231
Phone #: (210) 375-5444 • Fax #: (210) 375-5441
TBPLS Firm #: 10122300

TALLEY ROAD
PUBLIC IMPROVEMENT DISTRICT

REVISIONS:		ISSUE DATE:
JOB NO.	16-146	
DATE:	09/25/2018	DESIGNER: TAS
DRAWN: OP		CHECKED: TAS

SHEET: 4 OF 4



[Signature]
TERESA A. SEIDEL
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EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF EXHIBIT: 09/25/2018
PROJECT NO.: 16-146



**FIELD NOTES
FOR
A 7.270 ACRE TRACT
TALLEY ROAD PUBLIC IMPROVEMENT DISTRICT**

A **7.270 acre** tract of land, out of the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405 and the Jose Jacinto Gonzales Survey No. 255, Abstract 269, County Block 4404, both of Bexar County, Texas and being a portion of Talley Road of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod, for the southwest corner of the remaining portion of a 10.00 acre tract as conveyed to Joseph M. Faunce of record in Volume 8979 Page 1056 of the Official Public Records of Bexar County, Texas, an exterior corner of Talley Road, a variable width right-of-way, and the southeast corner of the tract described herein;

THENCE: S 89°48'27" W, over and across Talley Road, a distance of **60.00 feet** to a calculated point, for the southeast corner of a 180.88 acre tract as conveyed to S & P Land Holdings, LLC of record in Volume 12472 Page 326 of the Official Public Records of Bexar County, Texas, an interior corner of Talley Road, and the southwest corner of the tract described herein;

THENCE: N 00°11'33" W along and with the west line of Talley Road and the east line of the 180.88 acre tract, a distance of **691.48 feet** to a calculated point, for an angle point of the 180.88 acre tract, the west line of Talley Road and the tract described herein;

THENCE: N 00°10'46" W, continuing along and with the west line of Talley Road and the east line of the 180.88 acre tract, a distance of **1065.12 feet** to a post, for the northeast corner of the 180.88 acre tract, an interior corner of Talley Road and the tract described herein;

THENCE: S 89°50'52" W, along and with the north line of the 180.88 acre tract and a south line of Talley Road, a distance of **13.62 feet** to a found $\frac{1}{2}$ " iron rod with plastic cap stamped "KHA", for the southeast of Lot 901, Block 13 of the Ciudad De Las Palomas Unit 1A, a plat of record in Volume 9677 Pages 147-148 of the Deed and Plat Records of Bexar County, Texas, an exterior corner of Talley Road and the tract described herein;

THENCE: N 00°09'31" W, along and with the east line of Lot 901, Block 13 and the west line of Talley Road a distance of **589.87 feet** to a found $\frac{1}{2}$ " iron rod with plastic cap stamped "KHA", for the northeast corner of Lot 901, Block 13, an exterior corner of a remaining portion of a 218.506 acre tract as conveyed to Ciudad de Las Palomas, LTD of record in Volume 11748 Page 908 of the Official Public Records of Bexar County, Texas, Talley Road and the tract described herein;

THENCE: S 89°50'52" E, along and with a south line of the remaining portion of the 218.506 acre tract and a north line of Talley Road a distance of **13.40 feet** to a found $\frac{1}{2}$ " iron rod with plastic cap stamped "KHA", for the southeast corner of the remaining portion of the 218.506 acre tract, an exterior corner of Talley Road and the tract described herein;

THENCE: N 00°10'46" W, along and with the west line of Talley Road and the east line of the remaining portion of the 218.506 acre tract, a distance **1159.65 feet** to a found ½" rod, for the northeast corner of the remaining portion of the 218.506 acre tract, the southeast corner of a 317.310 acre tract conveyed to Henry J. & Frank G. Jr. Persyn of record in Volume 5980 Page 840 of the Official Public Records of Bexar County, Texas, an angle point of Talley Road and the tract described herein;

THENCE: N 00°09'36" W, along and with the west line of Talley Road and the east line of the 317.310 acre tract, a distance of **1595.93 feet** to a found ½" iron rod for the southeast corner of Lot 1, Block 4 of the Geronimo Village subdivision, a plat of record in Volume 5970 Pages 140-141 of the Deed and Plat Record of Bexar County, Texas, the northeast corner of the 317.130 acre tract and the northwest corner of the tract described herein, from which a found ½" iron rod for the northeast corner of Lot 1, Block 1 of the Geronimo Village subdivision and an exterior corner of Talley Road bears, N 0°01'15" W, a distance of 1595.38 feet;

THENCE: S 89°37'02" E, over and across Talley Road, a distance of **60.00 feet** to a calculated point in the east line of a 14.85 acre as conveyed to Wayne Lee Benke of record in Volume 5536 Page 1726 of the Official Public Records of Bexar County, Texas, for the northeast corner of the tract described herein;

THENCE: S 00°09'36" E, along and with the east line of Talley Road and the west lines of the 14.85 acre tract, a 2.744 acre tract as conveyed to Michael L. & Robyn K. Klar of record in Volume 7991 Page 631 of the Official Public Records of Bexar County, Texas, a 183.61 acre tract as conveyed to Wayne Lee Benke of record in Volume 18572 Page 505 of the Official Public Records of Bexar County, Texas, a 2.758 acre tract as conveyed to Travis Wayne Benke of record in Volume 6021 Page 435 of the Official Public Records of Bexar County, Texas, a remaining portion of 34.616 acres as conveyed to Emerio G. & Maria E. Plata of record in Volume 10320 Page 1769 of the Official Public Records of Bexar County, Texas, a distance of **1595.35 feet** to a calculated point, for an angle point of the remaining portion of the 34.616 acre tract, Talley Road, and the tract described herein;

THENCE: S 00°10'46" E, continuing along and with the east line of Talley Road and the west line of the remaining portion of the 34.616 acres, a distance of **487.44 feet** to a calculated point, for the southwest corner of the remaining portion of the 34.616 acres, an interior corner of Talley Road and the tract described herein;

THENCE: S 89°55'16" E, along and with the south line of the remaining portion of the 34.616 acres and a north line of Talley Road, a distance of **13.00 feet** to a found ½" iron rod with plastic cap stamped "Moy", for the northwest corner of Lot 1, Block 12 of the Talley Road subdivision, a plat of record in Volume 9608 Page 105 of the Deed and Plat Records of Bexar County, Texas, an exterior corner of Talley Road and the tract described herein;

THENCE: S 00°10'51" E, along and with the west line Lot 1, Block 12 and the east line of Talley Road, a distance of **199.74 feet** to a found ½" iron rod with plastic cap stamped "Baker", in the north line of a 101.216 acre tract as conveyed to Donald & Pat Thomas of record in Volume 6362 Page 1523 of the Official Public Records of Bexar County, Texas, for the southwest corner of Lot 1, Block 12, an exterior corner of Talley Road and the tract described herein;

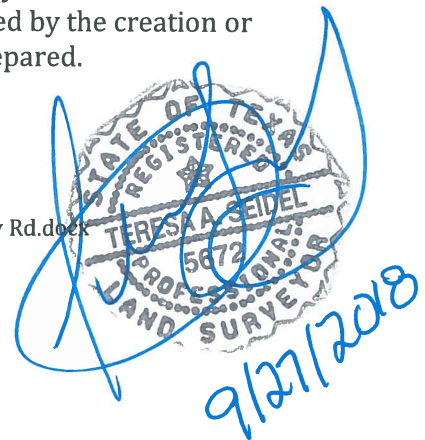
THENCE: N 89°55'16" W, along and with the north line of the 101.216 acres and a south line of Talley Road, a distance of **13.00 feet** to a calculated point, for the northwest corner of the 101.216 acres and an interior corner of Talley Road and the tract described herein;

THENCE: S 00°10'46" E, along and with the west line 101.216 acres and the east of Talley Road, a distance of **2127.37 feet** to a found ½" iron rod, for the southwest corner of the 101.216 acres, a northwest corner of a 8.00 acre tract as conveyed to Alamo Community Church-San Antonio of record in Volume 18164 Page 1127 of the Official Public Records of Bexar County, Texas, an angle point of Talley Road and the tract described herein;

THENCE: S 00°11'33" E, along and with the east line of Talley Road, the west lines of the 8.00 acre tract and the remaining portion of the 10.00 acre tract, a distance of **691.47 feet** to the **POINT OF BEGINNING** and containing **7.270** acres or 316,663 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

This document was prepared under 22tac663.21, this 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.

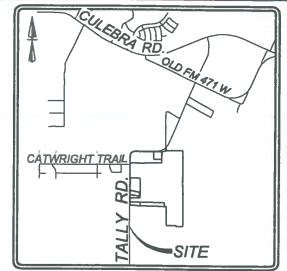
Job No.: 16-146
Prepared by: KFW Surveying
Date: September 26, 2018
File: S:\Draw 2016\16-146 Talley Rd - Benke Tract\DOCS\ FN - 7.270 Ac Talley Rd.docx



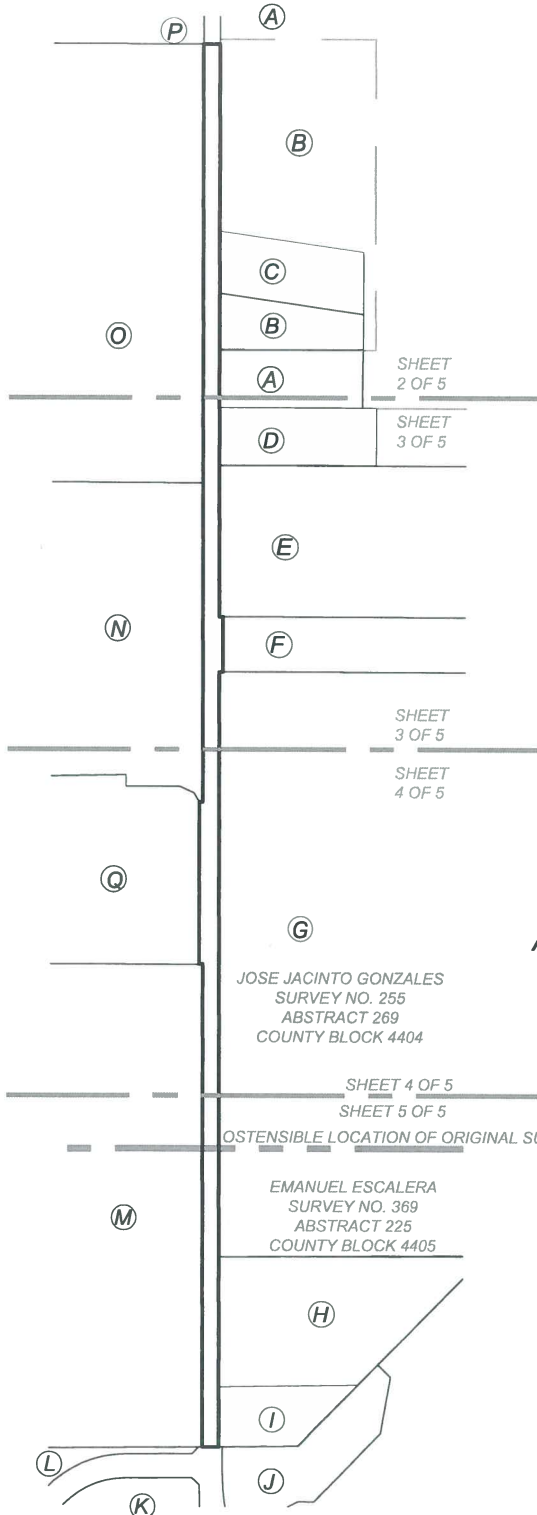
NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.9998300289.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL 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, THIS 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"=700'



LOCATION MAP
NOT-TO-SCALE



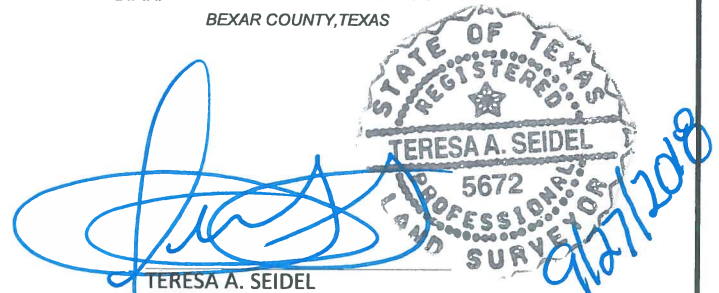
- | | |
|--|---|
| <p>(A) 183.61 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 18572 PG. 505 O.P.R.)</p> <p>(B) 14.85 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 5536 PG. 1726 O.P.R.)</p> <p>(C) 2.744 ACRES
OWNER: MICHAEL L. & ROBYN K. KLAR
(VOL. 7991 PG. 631 O.P.R.)</p> <p>(D) 2.758 ACRES
OWNER: TRAVIS WAYNE BENKE
(VOL. 6021 PG. 435 O.P.R.)</p> <p>(E) REMAINING PORTION OF 34.616 ACRES
OWNER: EMERIO G. & MARIA E. PLATA
(VOL. 10320 PG. 1769 O.P.R.)</p> <p>(F) LOT 1, BLOCK 12
TALLEY ROAD SUBDIVISION
(VOL. 9608 PG. 105 D.P.R.)
OWNER: DAVID & MARTHA PLATA
(VOL. 17766 PG. 1 O.P.R.)</p> <p>(G) 101.216 ACRES
OWNER: DONALD & PAT THOMAS
(VOL. 6362 PG. 1523 O.P.R.)</p> <p>(H) 8.00 ACRES
OWNER: ALAMO COMMUNITY
CHURCH-SAN ANTONIO
(VOL. 18164 PG. 1127 O.P.R.)</p> <p>(I) REMAINING PORTION OF 10.00 ACRES
OWNER: JOSEPH M FAUNCE
(VOL. 8979 PG. 1056 O.P.R.)</p> | <p>(J) LOT 1, BLOCK 13
WESTPOINTE WEST UT-2A
(VOL. 9653 PG. 171 D.P.R.)
OWNER: BECKER RANCH LTD
(VOL. 7723 PG. 1880 O.P.R.)</p> <p>(K) LOT 1, BLOCK 3, TAMARON SUBD. UNIT 1
(VOL. 9533 PG. 126 D.P.R.)
OWNER: LUCIO & MARIA GUAJARDO
(DOC #20180115465 O.P.R.)</p> <p>(L) LOT 1, BLOCK 1, TAMARON SUBD. UNIT 1
(VOL. 9533 PG. 126 D.P.R.)
OWNER: DANIEL R. CARDENAS
(VOL. 16425 PG. 2476 O.P.R.)</p> <p>(M) 180.88 ACRES
OWNER: S & P LAND HOLDINGS, LLC
(VOL. 12472 PG. 326 O.P.R.)</p> <p>(N) REMAINING PORTION OF 218.506 ACRES
OWNER: CIUDAD DE LAS PALOMAS, LTD
(VOL. 11748 PG. 908 O.P.R.)</p> <p>(O) 317.310 ACRES
OWNER: HENRY J. & FRANK G JR
PERSYN
(VOL. 5980 PG. 840 O.P.R.)</p> <p>(P) LOT 1, BLOCK 4
GERONIMO VILLAGE SUBDIVISION
(VOL. 5970 PGS. 140-141 D.P.R.)
OWNER: DOMINGO & JANIE HERNANDEZ
(VOL. 15740 PG. 889 O.P.R.)</p> <p>(Q) LOT 901, BLOCK 13
CIUDAD DE LAS PALOMAS UNIT 1A
(VOL. 9677 PGS. 147-148 D.P.R.)</p> |
|--|---|

LEGAL DESCRIPTION

A 7.270 ACRE TRACT OF LAND, OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, BOTH OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF TALLEY ROAD OF BEXAR COUNTY, TEXAS.

SYMBOL LEGEND

- | | |
|--------|---|
| O.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| D.P.R. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |



TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF EXHIBIT: 09/25/2018
PROJECT NO.: 16-146

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



TALLEY ROAD
PUBLIC IMPROVEMENT DISTRICT

REVISIONS: ISSUE DATE

JOB NO.	16-146
DATE	09/20/2016
DRAWN	OP
DESIGNER	TAS
CHECKED	TAS



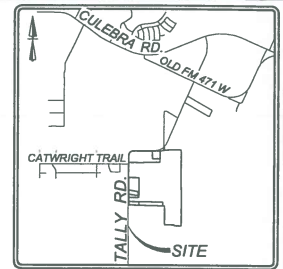
SHEET: 1 OF 5

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. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.9998300289.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
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SCALE : 1"=200'



LOCATION MAP
NOT-TO-SCALE

LOT 1, BLOCK 4
GERONIMO VILLAGE SUBDIVISION
(VOL. 5970 PGS. 140-141 D.P.R.)
OWNER: DOMINGO & JANIE
HERNANDEZ
(VOL. 15740 PG. 889 O.P.R.)

183.61 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 18572 PG. 505 O.P.R.)

FIR "MBC"
N0° 01' 15"W
1595.38'
L4
FIR

14.85 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 5536 PG. 1726 O.P.R.)

317.310 ACRES
OWNER: HENRY J. & FRANK G JR PERSYN
(VOL. 5980 PG. 840 O.P.R.)

N00° 09' 36"W 1595.93'

TALLEY RD.
(60' R.O.W.)

S00° 09' 36"E 1595.35'

2.744 ACRES
OWNER: MICHAEL L. &
ROBYN K. KLAR
(VOL. 7991 PG. 631 O.P.R.)

14.85 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 5536 PG. 1726 O.P.R.)

183.61 ACRES
OWNER: WAYNE LEE BENKE
(VOL. 18572 PG. 505 O.P.R.)

MATCH LINE SHEET 3 OF 5

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- Ⓟ POST AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- CALCULATED POINT

Line Table		
LINE #	LENGTH	DIRECTION
L4	60.00'	S89°37'02"E



TERESA A. SEIDEL
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EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF EXHIBIT: 09/25/2018
PROJECT NO.: 16-146

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



TALLEY ROAD
PUBLIC IMPROVEMENT DISTRICT

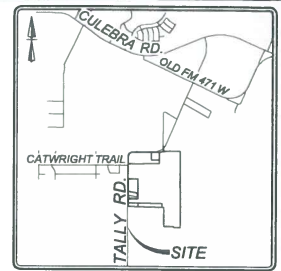
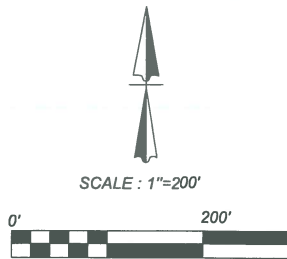
REVISIONS	ISSUE DATE
JOB NO. 16-146	
DATE: XX/XX/2016	DESIGNER: TAS
DRAWN: OP	CHECKED: TAS



SHEET: 2 OF 5

NOTES

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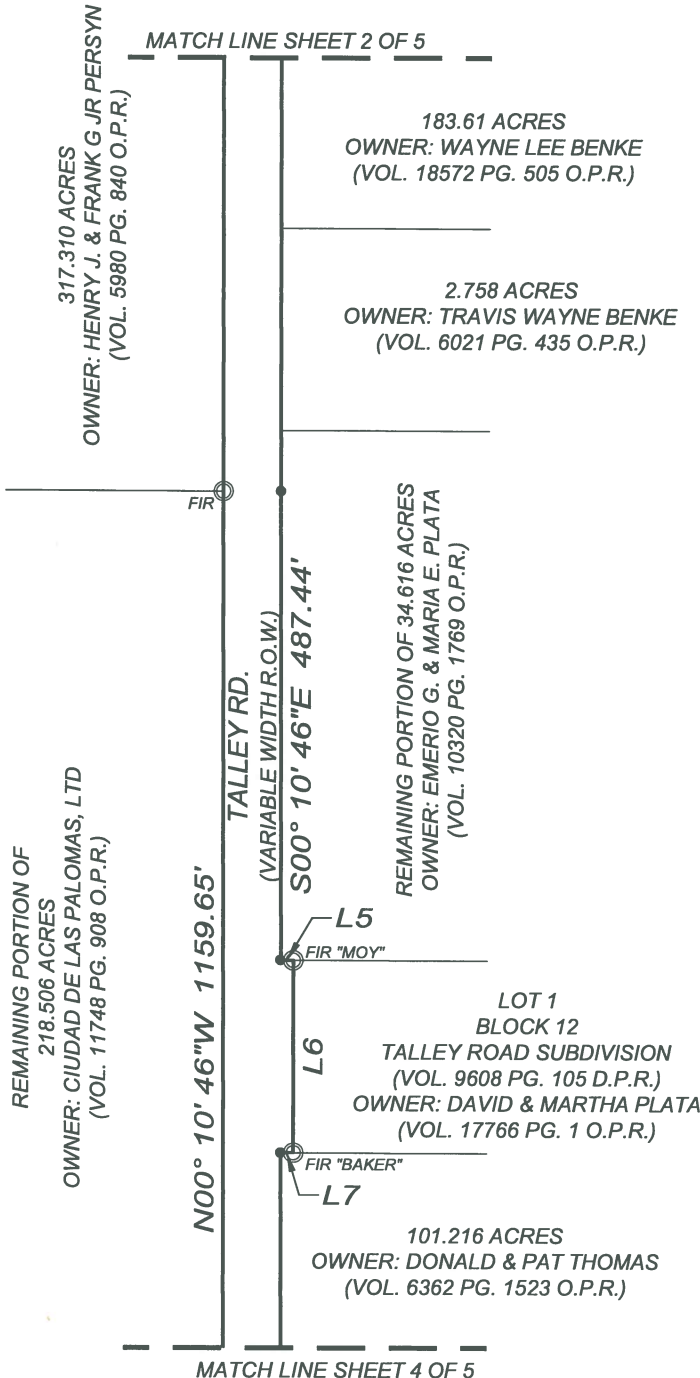


LOCATION MAP
NOT-TO-SCALE

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- Ⓟ POST AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- CALCULATED POINT

Line Table		
LINE #	LENGTH	DIRECTION
L5	13.00'	S89°55'16"E
L6	199.74'	S00°10'51"E
L7	13.00'	N89°55'16"W



TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF EXHIBIT: 09/25/2018
PROJECT NO.: 16-146

9/27/2018

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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



TALLEY ROAD
PUBLIC IMPROVEMENT DISTRICT

REVISIONS	ISSUE DATE
JOB NO. 16-146	
DATE: XX/XX/2016	DESIGNER: TAS
DRAWN: OP	CHECKED: TAS



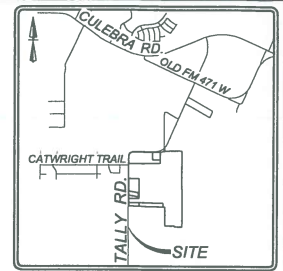
SHEET: 3 OF 5

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. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.9998300289.
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SCALE : 1"=200'

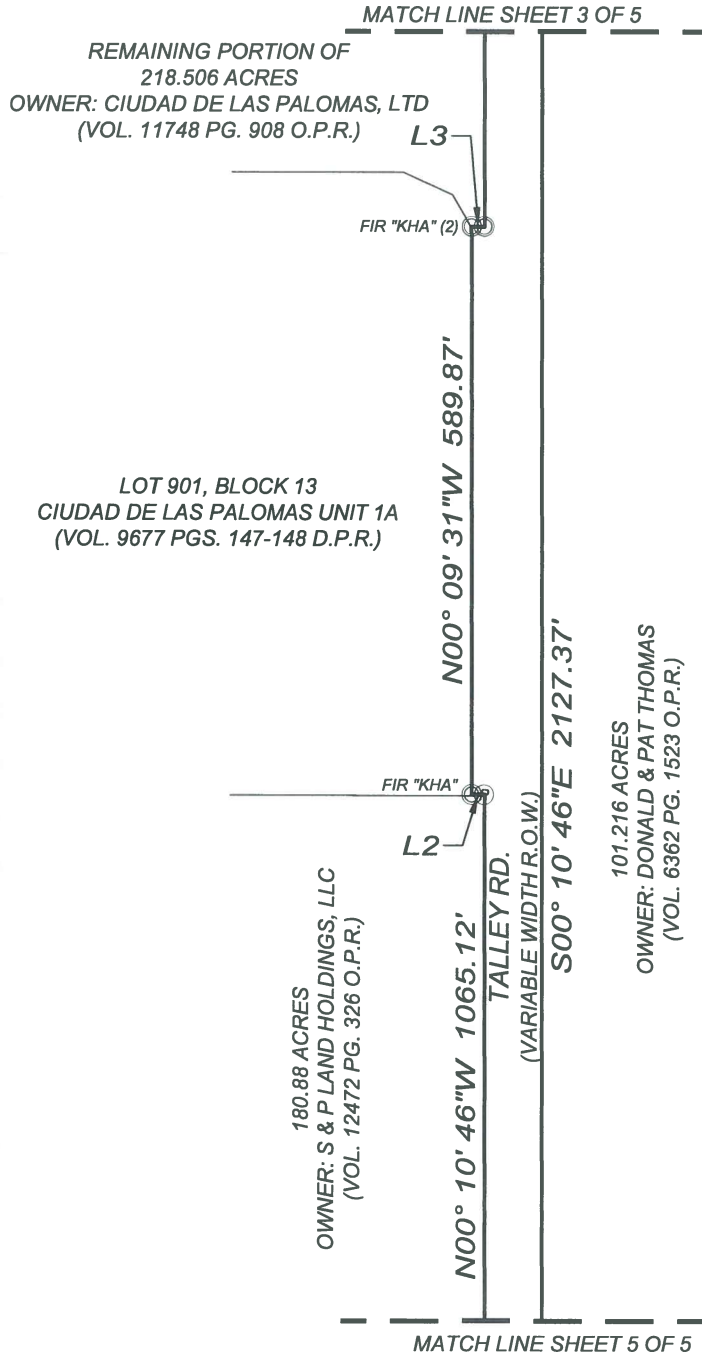


LOCATION MAP
NOT-TO-SCALE

SYMBOL LEGEND

- ⊙ FIR FOUND 1/2" IRON ROD OR AS NOTED
- ⊙ POST AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

Line Table		
LINE #	LENGTH	DIRECTION
L2	13.62'	S89°50'52"W
L3	13.40'	S89°49'28"E



TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF EXHIBIT: 09/25/2018
PROJECT NO.: 16-146

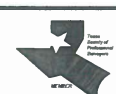
9/27/2018

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12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
PHONE: 512-239-5263, FAX: 512-239-5253

KFW
SURVEYING
3421 Pasadena Pkwy, Suite 101, San Antonio, TX 78231
Phone # (210) 979-6444 • Fax # (210) 979-6441
TBP L.S. Firm # 10122200

TALLEY ROAD
PUBLIC IMPROVEMENT DISTRICT

REVISIONS	ISSUE DATE
JOB NO. 16-146	
DATE: XX/XX/2016	DESIGNER: TAS
DRAWN: OP	CHECKED: TAS



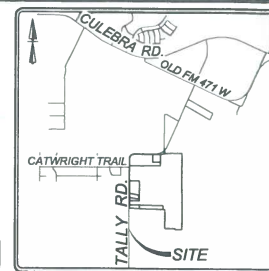
SHEET: 4 OF 5

NOTES

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SCALE : 1"=200'



LOCATION MAP
NOT-TO-SCALE

MATCH LINE SHEET 4 OF 5

101.216 ACRES
OWNER: DONALD & PAT THOMAS
(VOL. 6362 PG. 1523 O.P.R.)

8.00 ACRES
OWNER: ALAMO COMMUNITY
CHURCH-SAN ANTONIO
(VOL. 18164 PG. 1127 O.P.R.)

REMAINING PORTION OF
10.00 ACRES
OWNER: JOSEPH M FAUNCE
(VOL. 8979 PG. 1056 O.P.R.)

P.O.B.

LOT 1
BLOCK 13
WESTPOINTE WEST UT-2A
(VOL. 9653 PG. 171 D.P.R.)
OWNER: BECKER RANCH LTD
(VOL. 7723 PG. 1880 O.P.R.)

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- ⊙ POST AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING

Line Table		
LINE #	LENGTH	DIRECTION
L1	60.00'	S89°48'27"W

180.88 ACRES
OWNER: S & P LAND HOLDINGS, LLC
(VOL. 12472 PG. 326 O.P.R.)

N00° 11' 33"W 691.48'

TALLEY RD.
(60' R.O.W.)

S00° 11' 33"E 691.47'

LOT 1, BLOCK 1
TAMARON SUBD. UNIT 1
(VOL. 9533 PG. 126 D.P.R.)
OWNER: DANIEL R. CARDENAS
(VOL. 16425 PG. 2476 O.P.R.)

TAMARON PASS
(60' RIGHT-OF-WAY)

LOT 1, BLOCK 3
TAMARON SUBD. UNIT 1
(VOL. 9533 PG. 126 D.P.R.)
OWNER: LUCIO & MARIA
GUAJARDO
(DOC #20180115465 O.P.R.)

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



TALLEY ROAD
PUBLIC IMPROVEMENT DISTRICT

REVISIONS	ISSUE DATE
JOB NO. 16-146	
DATE: XX/XX/2016	DESIGNER: TAS
DRAWN: OP	CHECKED: TAS



SHEET: 5 OF 5



s00°09'36"e 1595.35
n00°09'36"w 1595.35
s00°10'46"e 487.44
n00°10'46"w 1159.65
s00°10'46"e 12.00
n00°09'31"w 589.87
s00°10'46"e 2127.37
n00°10'46"w 1065.12
s00°11'33"e 691.47
n00°11'33"w 691.47

16

9/27/2018

Scale: 1 inch= 626 feet

File: 7.270 ac.ndp

Tract 1: 7.2696 Acres (316663 Sq. Feet), Closure: s29.1824e 0.01 ft. (1/999999), Perimeter=10376 ft.

01 n00.1133w 691.48	11 s89.5516e 13.00
02 n00.1046w 1065.12	12 s00.1051e 199.74
03 s89.5052w 13.62	13 n89.5516w 13.00
04 n00.0931w 589.87	14 s00.1046e 2127.37
05 s89.5052e 13.40	15 s00.1133e 691.47
06 n00.1046w 1159.65	16 s89.4827w 60.00
07 n00.0936w 1595.93	
08 s89.3702e 60.00	
09 s00.0936e 1595.35	
10 s00.1046e 487.44	

**FIELD NOTES
FOR
A 2.444 ACRE TRACT
TALLEY ROAD PUBLIC IMPROVEMENT DISTRICT**

A **2.444 acre** tract of land, out of the Emanuel Escalera Survey No. 369, Abstract 225, County Block 4405 and the Jose Jacinto Gonzales Survey No. 255, Abstract 269, County Block 4404, both of Bexar County, Texas and being a portion of Talley Road of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the north right-of-way line of Talley Road, a variable width right-of-way, for the southeast corner of Lot 6 and the southwest corner of Lot 5 both of the Garden Acres Subdivision, a plat of record in Volume 9300 Page 59 of the Deed and Plat Records of Bexar County, Texas, from which a found $\frac{1}{2}$ " iron rod for the southwest corner of Lot 6, bears N 89°53'59"W, a distance of 214.30 feet;

THENCE: S 89°52'59" E along and with the north right-of-way line of Talley Road and the south line of Lot 5 and Lot 4 of the Garden Acres Subdivision, a distance of **303.43 feet** to a point, for an angle point of the south line of Lot 4 and the north line of Talley Road and the tract described herein;

THENCE: S 89°52'53" E continuing along and with the north right-of-way line of Talley Road and the south line of Lot 4, a distance of **4.36 feet** to a point, for a point of curvature to the left of the south line of Lot 4 and the north line of Talley Road and the tract described herein;

THENCE: continuing along and with the north right-of-way line of Talley Road and the south line of Lot 4, a 2.00 acre tract conveyed to Paul L. & Mary J. Hegdal of record in Volume 6205 Page 1220 of the Official Public Record of Bexar County Texas, Old Talley Road and a 1.31 acre tract conveyed to Carlos & Norma Alvarez of record in Volume 14384 Page 308 of the Official Public Record of Bexar County, Texas with the curve to the left having an arc of **794.15 feet**, a radius of **683.20 feet**, a delta of 66°36'00" and a chord bears **N 56°55'48"E**, a distance of **750.19 feet** to a point, for the point of curvature and the most northerly corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod, bears N 23°45'20"E, a distance of 398.41 feet;

THENCE: S 66°22'12" E over and across Talley Road, a distance of **60.00 feet** to a found $\frac{1}{2}$ " iron rod in the southeast line of Talley Road and the northwest line of a 157.48 acre tract conveyed to Vise Oaks I, LTD of record in Volume 9437 Page 963 of the Official Public Record of Bexar County, Texas, for a point of curvature and the northeast corner of the tract described herein, from which a found $\frac{1}{2}$ " iron rod, bears N23°45'20"E, a distance of 876.96 feet;

THENCE: along and with the southeast line of Talley Road and the northwest line of a 157.48 acre tract the following two (2) courses:

1. with a curve to the right having an arc of **262.71 feet**, a radius of **743.20 feet**, a delta of **20°15'11"** and a chord bears **S 33°45'23"W**, a distance of **261.34 feet** to a point, for an interior corner of the tract described herein, and
2. **S 00°16'43" E**, a distance of **167.92 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", at the southwest corner of the 157.48 acre tract, for the northwest corner of a 183.61 acre tract conveyed to Wayne Lee Benke of record in Volume 18572 Page 505 of the Official Public Record of Bexar County, Texas;

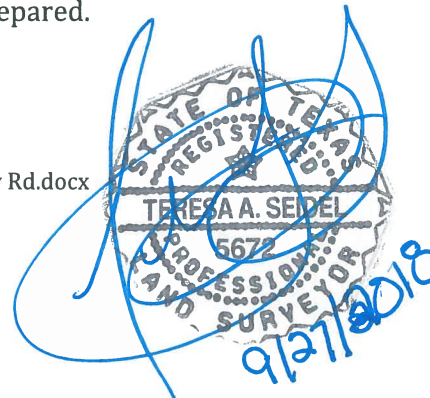
THENCE: S 00°06'09" E, continuing along and with the southeast line of Talley Road and the northwest line of the 183.61 acre tract, a distance of **61.20 feet** to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the 183.61 acre tract and the southeast corner of the tract described herein;

THENCE: N 89°52'59" W along and with the south line of Talley Road and the north line of the 183.61 acre tract, a 4.393 acre tract conveyed to Wayne Lee Benke of record in Volume 3361 Page 617 of the Official Public Record of Bexar County, Texas and the remaining portion of a 20.15 acre tract conveyed to Wayne Lee Benke of record in Volume 5536 Page 1729 of the Official Public Record of Bexar County, Texas, a distance of **847.26 feet** to point, for the southwest corner of the tract described herein;

THENCE: N 00°07'01" E over and across Talley Road, a distance of **60.00 feet** to the **POINT OF BEGINNING** and containing 2.444 acres or 106,455 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

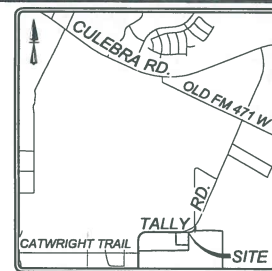
This document was prepared under 22tac663.21, this is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Job No.: 16-146
Prepared by: KFW Surveying
Date: September 26, 2018
File: S:\Draw 2016\16-146 Talley Rd - Benke Tract\DOCS\ FN - 2.444Ac Talley Rd.docx

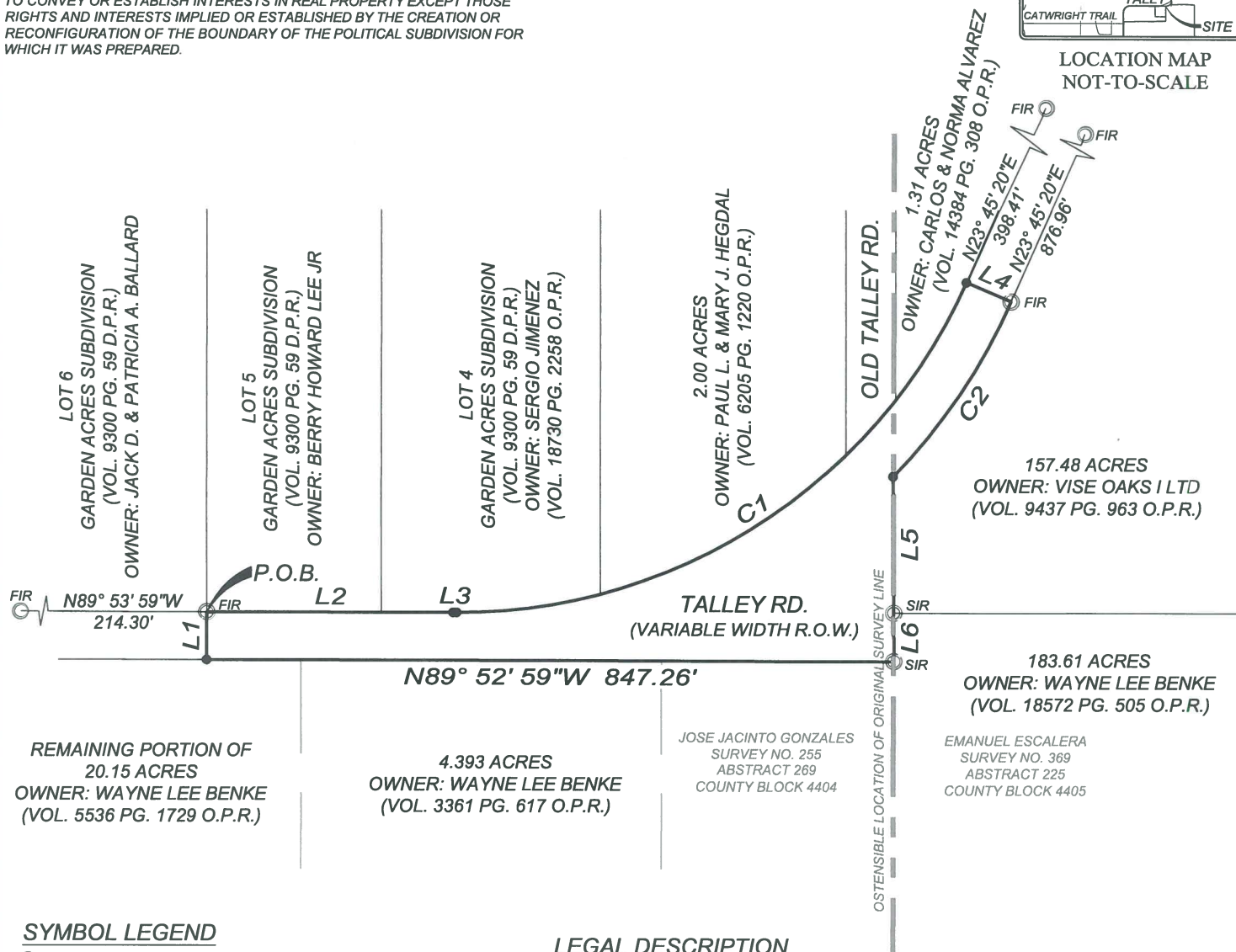


NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.9998300289.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL 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, THIS 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

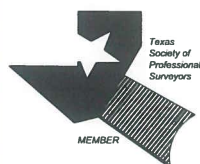


SYMBOL LEGEND

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

LEGAL DESCRIPTION

A 2.444 ACRE TRACT OF LAND, OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, BOTH OF BEXAR COUNTY, TEXAS AND BEING A PORTION OF TALLEY ROAD OF BEXAR COUNTY, TEXAS.



SCALE : 1"=200'



TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
EMAIL: TSEIDEL@KFWENGINEERS.COM
DATE OF EXHIBIT: 09/25/2018
PROJECT NO.: 16-146

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

KFW
SURVEYING

3421 Passerotti Pkwy, Suite 101, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPUS Firm #: 10122000

TALLEY ROAD
PUBLIC IMPROVEMENT DISTRICT

REVISIONS:

ISSUE DATE:

JOB NO. 16-146

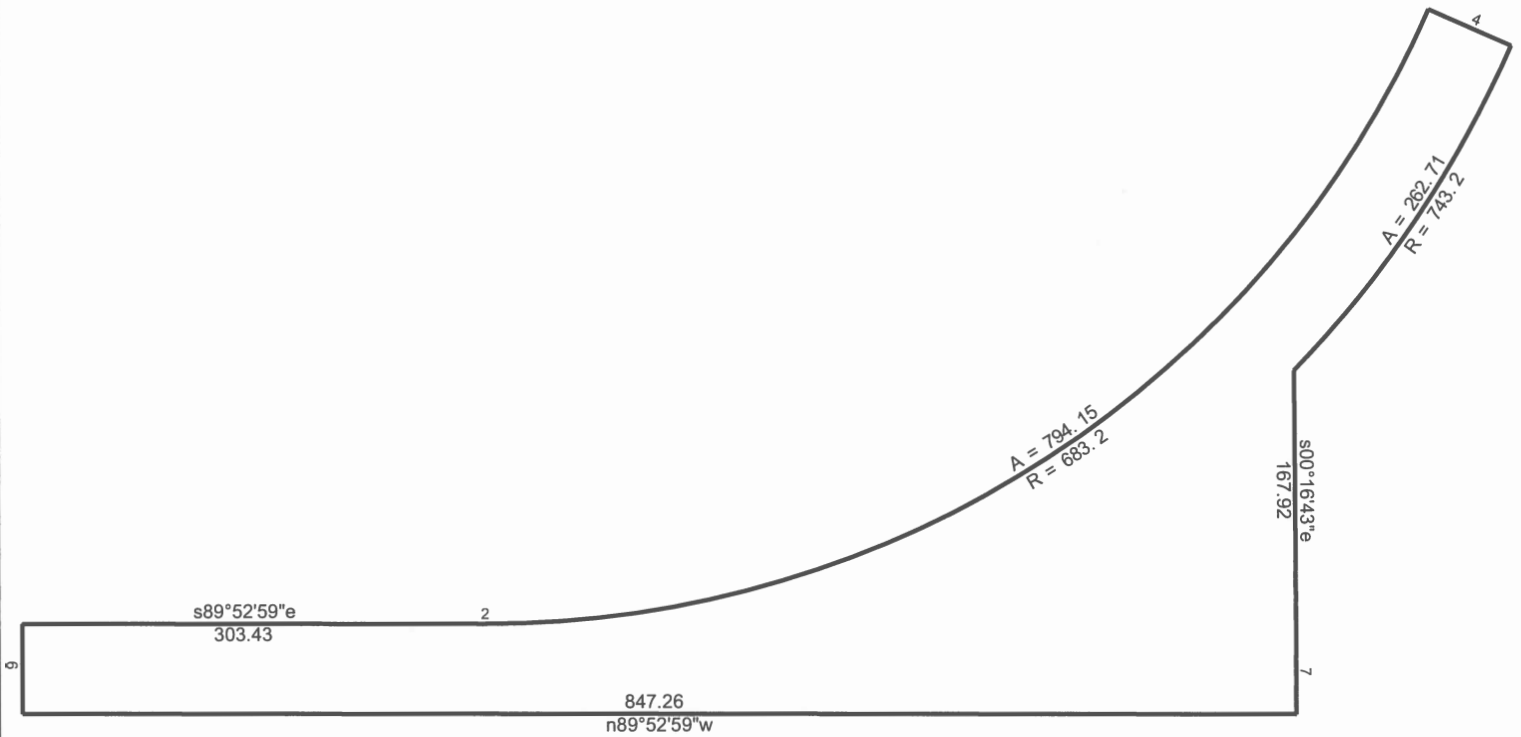
DATE: 09/26/2018

DRAWN: QP

DESIGNER: TAS

CHECKED: TAS

SHEET: 1 OF 1



9/27/2018

Scale: 1 inch= 128 feet

File: 2.444 ac.ndp

Tract 1: 2.4439 Acres (106457 Sq. Feet), Closure: s87.4919e 0.01 ft. (1/304694), Perimeter=2561 ft.

01 s89.5259e 303.43

02 s89.5253e 4.36

03 Lt, r=683.20, arc=794.15, chord=n56.5548e 750.19

04 s66.2212e 60.00

05 Rt, r=743.20, arc=262.71, chord=s33.4523w 261.34

06 s00.1643e 167.92

07 s00.0609e 61.20

08 n89.5259w 847.26

09 n00.0701e 60.00