

LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION

BEING A 5.01 ACRE (218,149 SQUARE FEET +/-) TRACT OF LAND BEING LOT 1, BLOCK 2, NEW CITY BLOCK 18315, RHODES SUBDIVISION, SITUATED IN THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9517, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 0.0028 ACRE PORTION CONVEYED TO THE CITY OF SAN ANTONIO IN DEED RECORDED IN VOLUME 9321, PAGE 1003, REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a 1/2-inch iron rod and cap "RPLS No. 3485" Found on the North Right-of-Way line of Mainland Road and marking the Southwest corner of Lot 20, Block 1, New City Block 19150, Mainland Oaks Subdivision, Unit-2, according to plat thereof recorded in Volume 9548, Page 209, of the Deed and Plat records of Bexar County, Texas, and marking the Southwest corner of said Lot 1, Block 2, New City Block 18315;

THENCE: S 89°40'25" W a distance of 178.60 feet along with the North Right-of-Way line of said Mainland Road to a 1/2-inch iron rod found at the point of curvature of a curve to the right;

THENCE: along with the North Right-of-Way line of said Mainland Road and said curve to the right having the following parameters: radius = 785.00 feet, Arc Length = 147.57 feet, Chord Bearing = N 85°03'53" W and a Chord Distance = 147.35 feet to a 1/2-inch iron rod found at the point of curvature of a curve to the left;

THENCE: continuing along with the North Right-of-Way line of said Mainland Road and said curve to the left having the following parameters: radius = 785.00 feet, Arc Length = 140.29 feet, Chord Bearing = N 84°47'56" W and a Chord Distance = 140.10 feet to a Mag Nail and Washer "MBC" Set;

THENCE: N 53°50'00" W and a distance of 37.98 feet to a 1/2-inch iron rod and cap "MBC" Set on the East Right-of-Way line of Tezel Road;

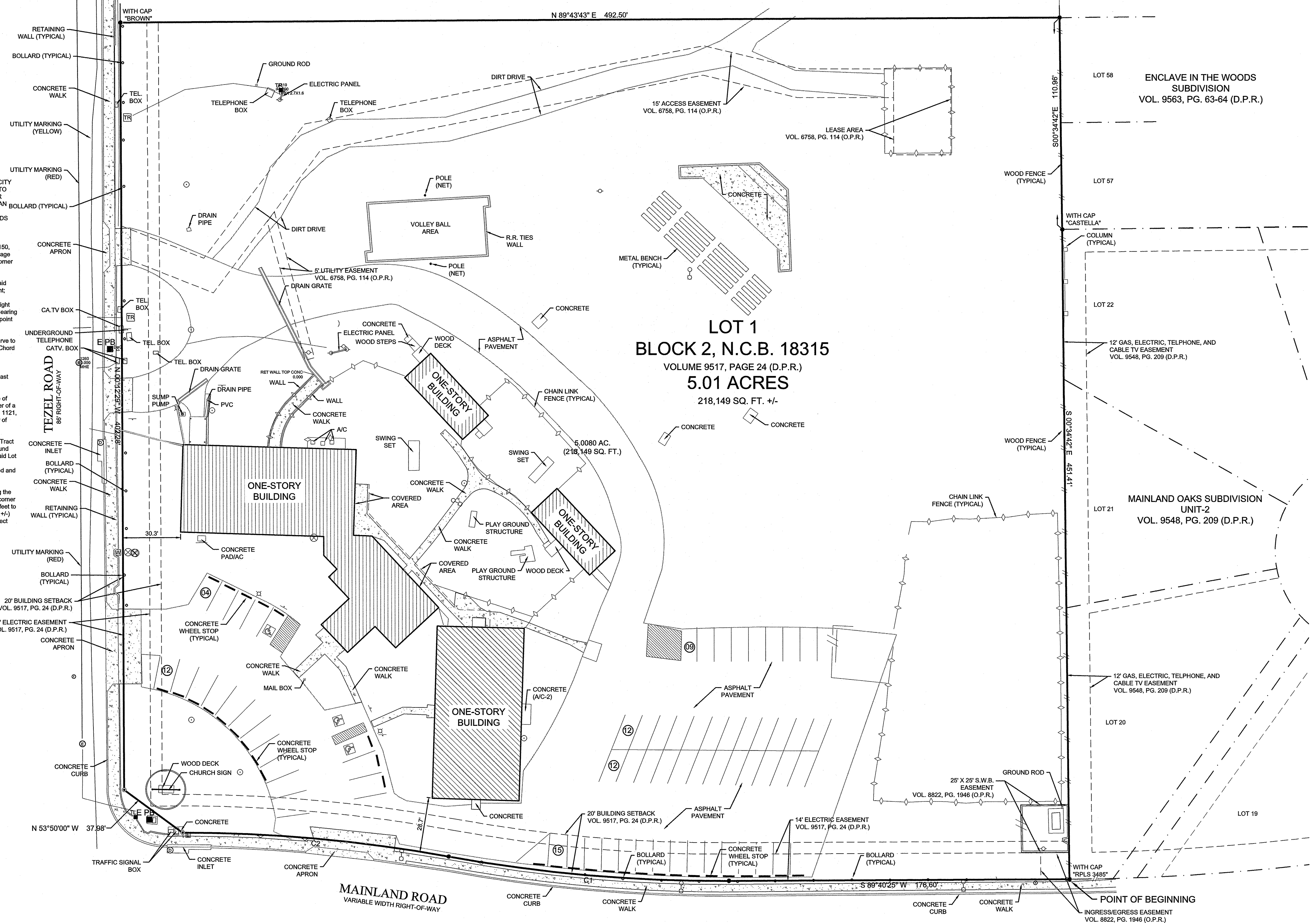
THENCE: N 00°12'29" W a distance of 402.28 feet along with the East line of Right-of-Way line of Tezel Road to a 1/2-inch iron rod found with cap "BROWN" and marking the Southwest corner of said Lot 1, Block 2, New City Block 18315, and being on the East line of Enclave in the woods Subdivision, according to plat thereof recorded in Volume 9563, Pages 63-64, of the Deed and Plat records of Bexar County, Texas;

THENCE: N 89°43'43" E a distance of 492.50 feet along with the South line of said 6.236 Acre Tract and with the North line of said Lot 1, Block 2, New City Block 18315, to a 1/2-inch iron rod found and marking the Southeast corner of said 6.236 Acre tract and the Northeast corner of said Lot 1, Block 2, New City Block 18315, and being on the East line of Enclave in the woods Subdivision, according to plat thereof recorded in Volume 9563, Pages 63-64, of the Deed and Plat records of Bexar County, Texas;

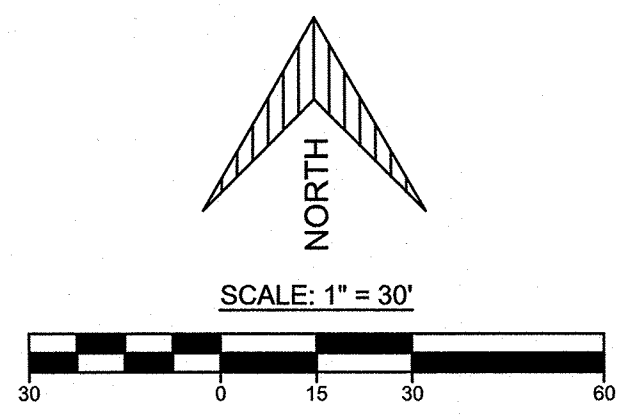
THENCE: S 00°34'42" E passing a 1/2-inch iron rod and cap "CASTELLA" Found at 110.96 feet marking the Southwest corner of said Enclave in the Woods Subdivision and marking the Northwest corner of said Mainland Oaks Subdivision, Unit-2, and continuing for a total distance of 451.41 feet to the POINT OF BEGINNING and containing 5.01 Acres of land (218,149 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	147.57	785.00	10°46'16"	N 85°03'53" W
C2	140.29	785.00	10°14'22"	N 84°47'56" W

CALATLANTIC HOMES OF TEXAS, INC
A CALLED
6.236 ACRE TRACT
VOLUME 18517, PAGE 1121 (O.P.R.)



**LOT 1
BLOCK 2, N.C.B. 18315
VOLUME 9517, PAGE 24 (D.P.R.)
5.01 ACRES
218,149 SQ. FT. +/-**



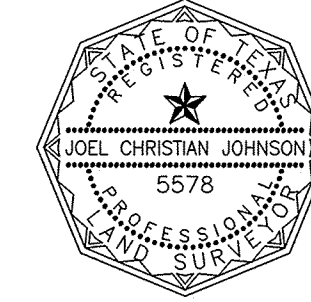
- LEGEND**
- CLEAN OUT
 - ⊗ FIRE HYDRANT
 - ⊕ TRAFFIC SIGN
 - ⊙ LIGHT POLE
 - ⊙ GUY ANCHOR
 - ⊙ POWER POLE
 - ⊙ MANHOLE
 - ⊙ POWER POLE WITH LIGHT
 - ⊙ WATER VALVE
 - ⊙ GROUND LIGHT
 - ⊙ CHAIN-LINK FENCE
 - ⊙ WOOD FENCE
 - ⊙ NUMBER OF PARKING SPACES
 - ⊙ WROUGHT IRON FENCE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ ELECTRIC PEDESTAL
 - ⊙ OVERHEAD UTILITY LINE
 - ⊙ 1/2" IRON ROD FOUND (UNLESS NOTED)
 - ⊙ 1/2" IRON ROD WITH STAMPED "MBC ENGINEERS" SET (UNLESS NOTED OTHERWISE)

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 48029C0220 G 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) 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 TITLE RESOURCES GUARANTY COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT.
GF NO. 1737802-105A
EFFECTIVE DATE: SEPTEMBER 13, 2017
ISSUED DATE: SEPTEMBER 22, 2017
3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE NAD 83.
4) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

SCHEDULE "B" NOTES
10.
e. Building setback line, 20 feet wide, along the Tezel Road and Mainland Road property lines as shown on plat recorded in Volume 9517, page 24, Deed and Plat Records, Bexar County, Texas. (Shown hereon)
f. Electric easement, 14 feet wide, along the Tezel Road and Mainland Road property lines as shown on plat recorded in Volume 9517, Page 24, Deed and Plat Records, Bexar County, Texas. (Shown hereon)
g. Ingress and Egress Easement granted to Southwestern Bell Telephone as set out in instrument recorded in Volume 8822, Page 1946, Real Property Records, Bexar County, Texas. (Shown hereon)
h. Terms, Conditions and Stipulations of the Lease Agreement referenced by Memorandum: Recorded: Volume 6756, Page 114, Real Property Records, Bexar County, Texas. Lessor: The San Antonio District Church of the Nazarene. Lessee: PrimeCo, LP (Shown hereon)
i. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto: Recorded: Volume 1140, Page 385, Real Property Records, Bexar County, Texas. (Not platable)

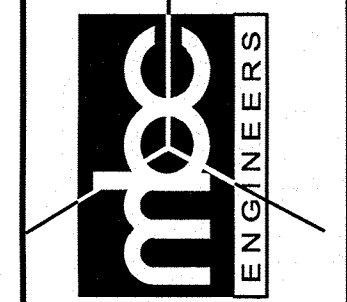
TO: NEW WORLD OPPORTUNITY, LLC
TEZEL OAKS CHURCH OF THE NAZARENE, A TEXAS NON-PROFIT CORPORATION
TITLE RESOURCES GUARANTY COMPANY

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 SURVEYS AND THE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 31, 2017.



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

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CONSULTING ENGINEERS AND LAND SURVEYORS
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(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700



ALTANSPS LAND TITLE SURVEY OF:
BEING A 5.01 ACRE (218,149 SQUARE FEET +/-) TRACT OF LAND BEING LOT 1, BLOCK 2, NEW CITY BLOCK 18315, RHODES SUBDIVISION, SITUATED IN THE CITY OF SAN ANTONIO, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9517, PAGE 24, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 0.0028 ACRE PORTION CONVEYED TO THE CITY OF SAN ANTONIO IN DEED RECORDED IN VOLUME 9321, PAGE 1003, REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS.

REVISIONS:	DATE	DESCRIPTION

DESIGN: JCJ
DRAWN: JJA
CHECKED: JCJ
DATE: 11-03-2017
JOB NO.: 31881-0773
SHT.: 1 OF 1