

NOTES

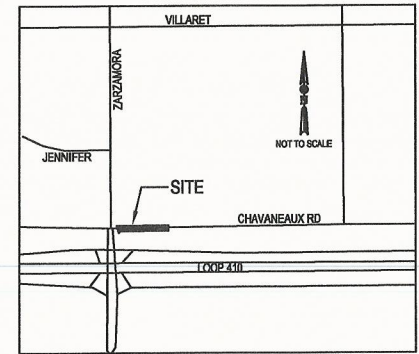
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN
2. SURVEYOR UNABLE TO LOCATE RECORD DESCRIPTION OR RIGHT-OF-WAY DEDICATION FOR CHAVANEAUX ROAD. SAID CHAVANEAUX ROAD IS SHOWN AS A 40' PUBLIC RIGHT-OF-WAY ON VOLUME 980 PAGES 94-96 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, 1928.
3. SUBJECT TRACT BOUNDARY REVISED 11/20/2017 AND 02/09/2018 AND 07/25/2018.

| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N20° 06' 28"W | 62.19' |
| L2 | N00° 30' 53"W | 12.34' |

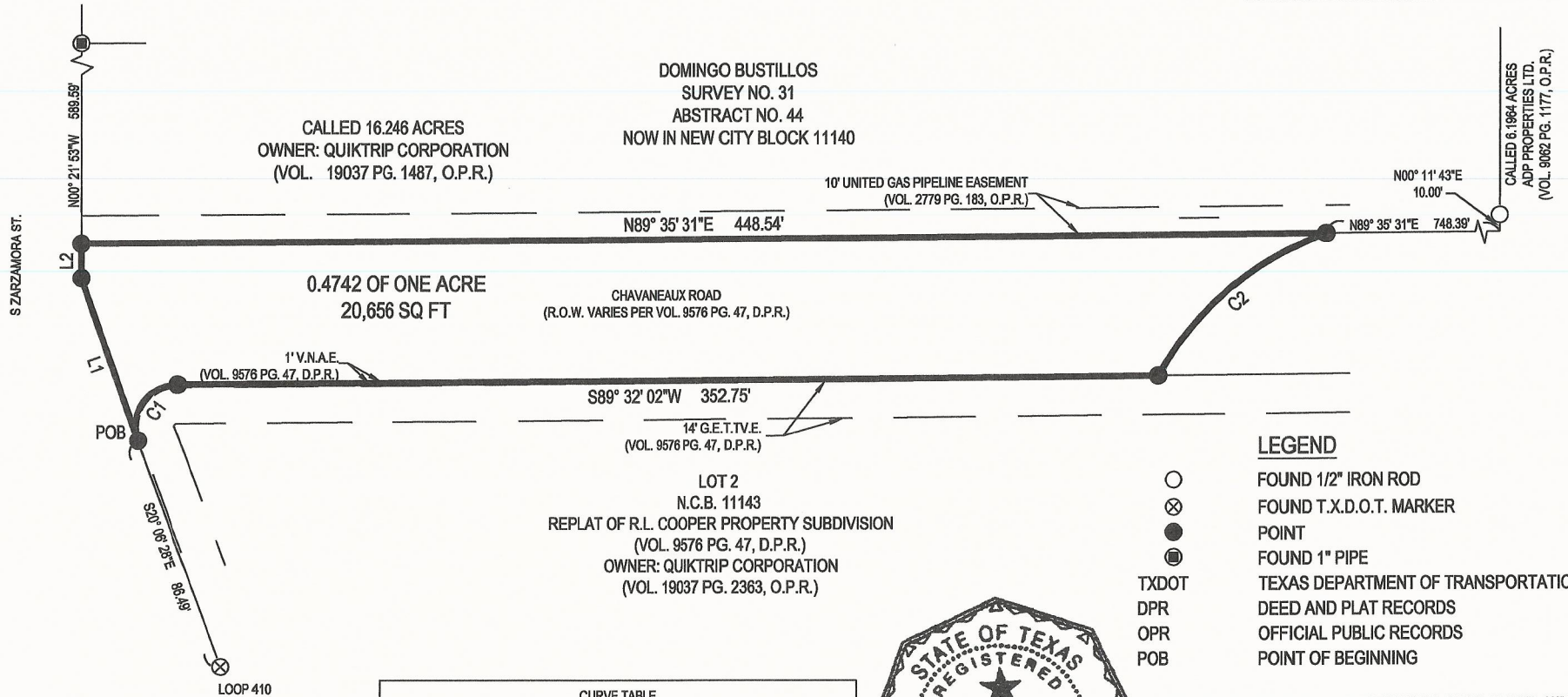
EXHIBIT OF

A 0.4742 OF ONE ACRE TRACT OF LAND, BEING A PORTION OF CHAVANEAUX ROAD, NO RECORD OF DEDICATION FOUND, LOCATED IN THE CITY OF SAN ANTONIO, TEXAS. SAID PORTION OF CHAVANEAUX ROAD IS SHOWN AS A VARIABLE WIDTH RIGHT-OF-WAY ON VOLUME 9576 PAGE 47 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALSO SHOWN AS A 40' WIDE PUBLIC RIGHT-OF-WAY ON THE MAYFIELD PARK SUBDIVISION PLAT OF RECORD IN VOLUME 980 PAGES 94-96 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

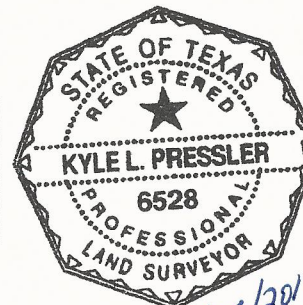
LOCATION MAP



SCALE: 1" = 60'



| CURVE TABLE | | | | | |
|-------------|---------|--------|------------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 15.00' | 28.70' | 109°38'15" | S34° 42' 47"W | 24.52' |
| C2 | 115.00' | 80.59' | 40°09'05" | S49° 50' 26"W | 78.95' |



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6528
KYLE.PRESSLER@MATKINHOOVER.COM
JOB NO. 17-4104

MATKINHOOVER

P.O. BOX 54
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING
& SURVEYING

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

FIELD NOTES FOR A 0.4742 ON ONE ACRE TRACT OF LAND

A **0.4742 OF ONE ACRE** TRACT OF LAND, BEING A PORTION OF CHAVANEAUX ROAD, NO RECORD OF DEDICATION FOUND, LOCATED IN THE CITY OF SAN ANTONIO, TEXAS. SAID PORTION OF CHAVANEAUX ROAD IS SHOWN AS A VARIABLE WIDTH RIGHT-OF-WAY ON VOLUME 9576 PAGE 47 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALSO SHOWN AS A 40' WIDE PUBLIC RIGHT-OF-WAY ON THE MAYFIELD PARK SUBDIVISION PLAT OF RECORD IN VOLUME 980 PAGES 94-96 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. SAID **0.4742 OF ONE ACRE** TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point at the intersection of the east right-of-way line of South Zarzamora St., a variable width public right-of-way, and the south right-of-way line of Chavaneaux Rd., a variable width public right-of-way, for a northwest corner of Lot 2, New City Block 11143 of the Replat of R.L. Cooper Property Subdivision plat of record in Volume 9576 Page 47 of the Deed and Plat Records of Bexar County, Texas and the southwest corner of the tract described herein, from which a found Texas Department of Transportation right-of-way marker for the southwest corner of a 0.0037 acre right-of-way dedication shown on said Replat bears, S 20° 06' 28" E, a distance of 86.49 feet;

THENCE: Along and with the apparent east right-of-way line of South Zarzamora St. and the apparent westerly right-of-way line of Chavaneaux Rd., the following two (2) courses:

1. N 20° 06' 28" W, a distance of **62.19 feet** to a point for an exterior corner of the tract described herein, and
2. N 00° 30' 53" W, a distance of **12.34 feet** to a point at the intersection of the east right-of-way line of South Zarzamora St. and the north right-of-way line of Chavaneaux Rd., for the southwest corner of a called 16.246 acre tract of land as conveyed to Quiktrip Corporation of record in Volume 19037 Page 1487 of the Official Public Records of Bexar County, Texas and the northwest corner of the tract described herein, from which a found 1" iron pipe in the east right-of-way line of South Zarzamora St. and for the northwest corner of said 16.246 acre tract bears, N 00° 21' 53" W, a distance of 589.59 feet;

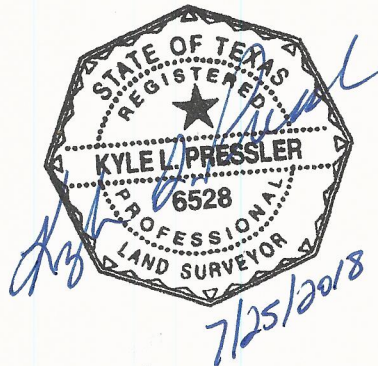
THENCE: N 89° 35' 31" E, along and with the south line of said 16.246 acre tract and the north right-of-way line of Chavaneaux Rd., a distance of **448.54 feet** to a point for the northeast corner and a point of curvature of the tract described herein, from which a found ½" iron rod in the north right-of-way line of Chavaneaux Rd., the east line of said 16.246 acre tract and for the southwest corner of a called 6.1964 acre tract of land as conveyed to ADP Properties Ltd., of record in Volume 9062 Page 1177 of the Official Public Records of Bexar County, Texas bears, N 89° 35' 31" E, a distance of 748.39 feet and N 00° 11' 43" E, a distance of 10.00 feet;

THENCE: Into and across Chavaneaux Rd. and with a non-tangent curve to the left having a radius of **115.00 feet**, an arc length of **80.59 feet**, a delta angle of **040° 09' 05"** and a chord bears, S 49° 50' 26" W, a distance of **78.95 feet** to a point in the south right-of-way line of Chavaneaux Rd., the north line of said Lot 2 and for the southeast corner of the tract described herein;

THENCE: Along and with the north line of said Lot 2 and the south right-of-way line of Chavaneaux Rd., the following two (2) courses:

1. **S 89° 32' 02" W**, a distance of **352.75 feet** to a point for a point of curvature of the tract described herein, and
2. With a curve to the left having a radius of **15.00 feet**, an arc length of **28.70 feet**, a delta angle of **109° 38' 15"** and a chord bears, **S 34° 42' 47" W**, a distance of **24.52 feet** to the **POINT OF BEGINNING** and containing **0.4742 of one acre** of land, situated in Bexar County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, South Central Zone, 4204, US Survey Foot, Grid. A survey plat was prepared by a separate document.



Job # 17-4104 0.4742 Acres
Date: July 26, 2018