



22018353

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 26.386 acre, or 1,149,357 square feet more or less, tract of land out of that 68.304 acre tract recorded in Volume 3911, Page 2065 of the Official Public Records of Bexar County, Texas, out of the Jose M. Sierra Survey, Abstract 674, County Block 5021 in the City of San Antonio, Bexar County, Texas. Said 26.386 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a point on the northeast right-of-way line of Stahl Road, a variable width right-of-way, an angle point of said 68.304 acre tract and the south corner of the herein described tract;

THENCE: Along and with the northeast right-of-way line of said Stahl Road, the southwest line of said 68.304 acre tract, the following bearings and distances:

N 31°23'48" W, a distance of 995.78 feet to a point;

Northwesterly, along a curve to the left, said curve having a radius of 91.39 feet, a central angle of 08°53'10", a chord bearing and distance of N 35°50'24" W, 14.16 feet, for an arc length of 14.17 feet to a point;

THENCE: Departing the northeast right-of-way line of said Stahl Road, over and across said 68.304 acre tract, the following bearings and distances:

N 58°30'40" E, a distance of 101.15 feet to a point;

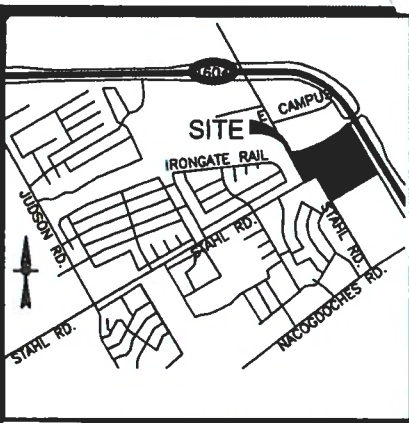
N 69°22'08" E, a distance of 736.17 feet to a point;

N 50°24'31" E, a distance of 274.91 feet to a point;

N 57°39'11" E, a distance of 134.87 feet to a point on the southwest right-of-way line of Northwest F.M. Loop 1604, a variable width right-of-way, the northeast line of said 68.304 acre tract, the north corner of the herein described tract;

THENCE: Along and with the southwest right-of-way line of said Loop 1604, the northeast line of said 68.304 acre tract, the following bearings and distances:

2018053



LOCATION MAP
NOT-TO-SCALE

LEGEND:

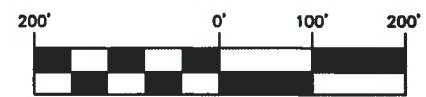
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

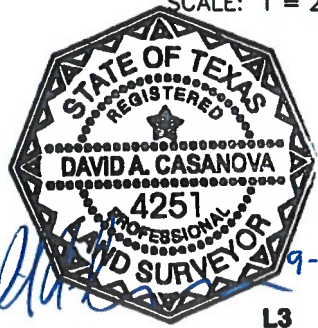
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

EXHIBIT FOR ZONING

A 26.386 ACRE, OR 1,149,357 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 68.304 ACRE TRACT RECORDED IN VOLUME 3911, PAGE 2065 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOSE M. SIERRA SURVEY, ABSTRACT 674, COUNTY BLOCK 5021 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 200'



STAHL ROAD (R.O.W. VARIES)
N31°23'48"W 995.78'

APPROXIMATE LOCATION OF ORIGINAL SURVEY LINE (NOT FIELD VERIFIED)

C2NA ZONING
C3 ZONING

JOSE M. SIERRA SURVEY
ABSTRACT NO. 674
COUNTY BLOCK 5021

REMAINING PORTION OF
68.304 ACRES
VOL. 3911, PG. 2065 O.P.R.

26.386 ACRES
(1,149,357 SQ. FT. MORE OR LESS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°30'40"E	101.15'
L2	N50°24'31"E	274.91'
L3	N57°39'11"E	134.87'
L4	S32°20'37"E	90.02'
L5	S29°58'40"E	189.00'
L6	S60°01'59"W	252.93'
L7	S29°58'01"E	194.06'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	91.39'	8°53'10"	N35°50'24"W	14.16'	14.17'

"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."

P.O.B.

S60°01'59"W 1021.94'

LOT 8

LOT 9

LOT 11



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

BLOCK 1
STAHL-LOOP 1604 SUBDIVISION, UNIT-1
VOL. 9549, PG. 167 D.P.R.
(7159 STAHL ROAD)

DEEDCANC

Date: Sep 21, 2018, 10:00am User ID: dcasanova
File: H:\CIVIL\11572-00\11572-00_21.dwg

22018353

S 32°20'37" E, a distance of 90.02 feet to a point;

S 37°42'26" E, a distance of 475.71 feet to a point;

S 29°58'40" E, a distance of 189.00 feet to a point;

THENCE: Departing the southwest right-of-way line of said Loop 1604, over and across said 68.304 acre tract, the following bearings and distances:

S 60°01'59" W, a distance of 252.93 feet to a point;

S 29°58'01" E, a distance of 194.06 feet to a point on the west corner of Lot 11, the north corner of Lot 9, Block 1, Stahl-Loop 1604 Subdivision, Unit-1 recorded in Volume 9549, Page 167 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 60°01'59" W, along and with the northwest line of said Stahl-Loop 1604 Subdivision, a distance of 1021.94 feet to the POINT OF BEGINNING, and containing 26.386 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11572-00 by Pape-Dawson Engineers, Inc.

"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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 20, 2018
JOB NO. 11572-00
DOC. ID. N:\CIVIL\11572-00\Word\11572-00_FN.docx



TEXAS SECRETARY of STATE
ROLANDO B. PABLOS[UCC](#) | [Business Organizations](#) | [Trademarks](#) | [Notary](#) | [Account](#) | [Help/Fees](#) | [Briefcase](#) | [Logout](#)**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

Filing Number: 802536544
Original Date of Filing: September 7, 2016
Formation Date: N/A
Tax ID: 32061500677
Duration: Perpetual
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:
Name: Cardinal MF LLC
Address: 1021 RIVER PARK
SAN ANTONIO, TX 78216-7832 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES
Last Update	Name	Title	Address		
November 5, 2017	BRYAN P BROWN	MANAGING MEMBER	12803 WEST AVENUE #2105 SAN ANTONIO, TX 78216 USA		
November 5, 2017	BRYAN P BROWN	DIRECTOR	12803 WEST AVENUE #2105 SAN ANTONIO, TX 78216 USA		

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