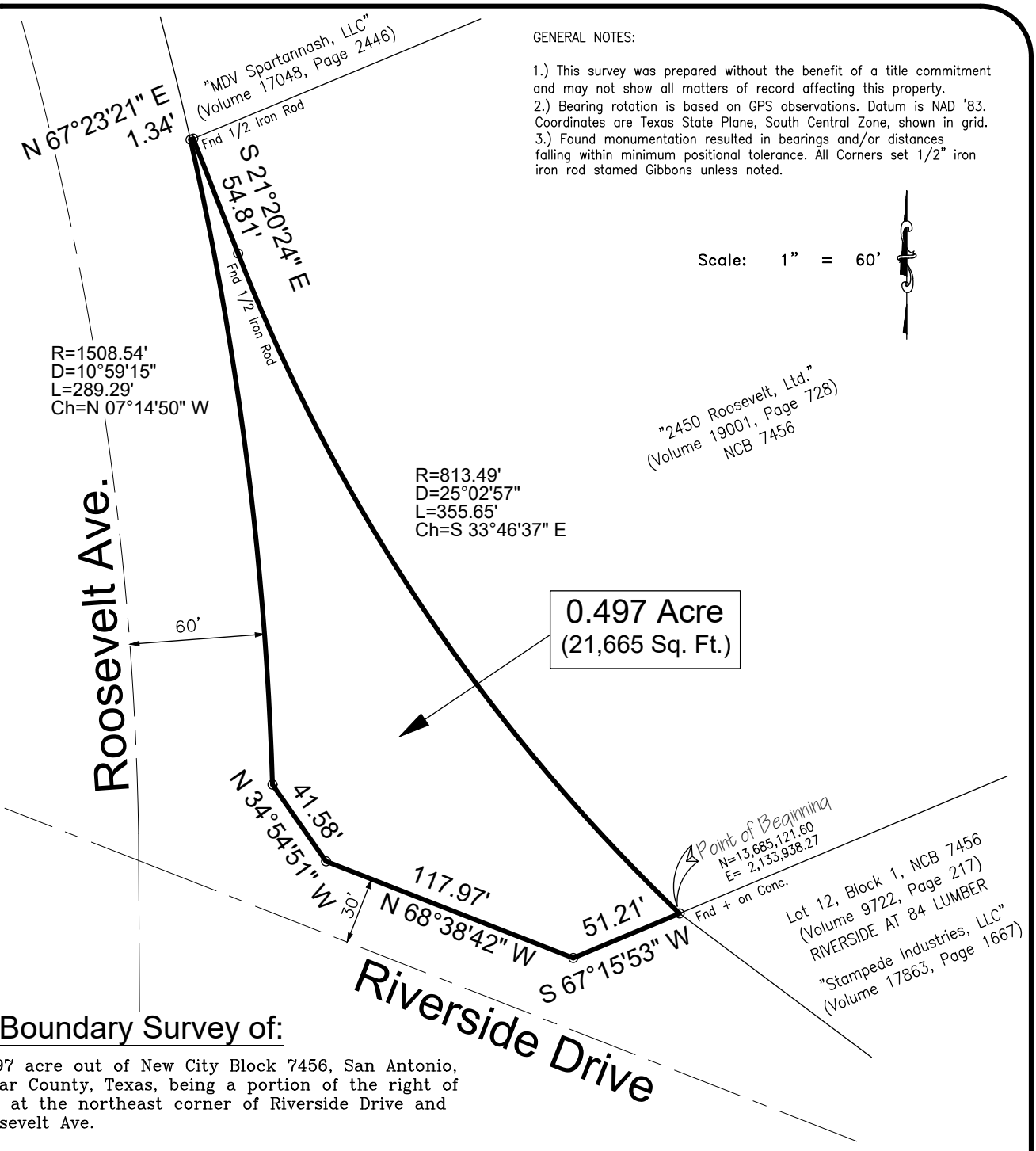


GENERAL NOTES:

1.) This survey was prepared without the benefit of a title commitment and may not show all matters of record affecting this property.
2.) Bearing rotation is based on GPS observations. Datum is NAD '83. Coordinates are Texas State Plane, South Central Zone, shown in grid.
3.) Found monumentation resulted in bearings and/or distances falling within minimum positional tolerance. All Corners set 1/2" iron iron rod stamed Gibbons unless noted.

Scale: 1" = 60'

A Boundary Survey of:

0.497 acre out of New City Block 7456, San Antonio, Bexar County, Texas, being a portion of the right of way at the northeast corner of Riverside Drive and Roosevelt Ave.

I hereby certify that this map represents an actual survey made on the ground by men working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of professional Land Surveying as of this date.

Survey field work completed on:

the 31st day of July, 2018

Gary A. Gibbons

Gary A. Gibbons, Texas Registration Number 4716
GIBBONS SURVEYING & MAPPING, INC.

STATE OF TEXAS
REGISTERED
GARY A. GIBBONS
4716
PROFESSIONAL
LAND SURVEYOR

JOB NO. 18-5012-01 A

Gibbons Surveying & Mapping, Inc.
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FIELD NOTES FOR

0.497 ACRE OUT OF NEW CITY BLOCK 7456, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF THE RIGHT OF WAY AT THE NORTHEAST CORNER OF RIVERSIDE DRIVE AND ROOSEVELT AVE., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a found "+" on concrete on the existing northeast right of way line of Riverside Drive (varying width public right of way), having Texas State Plain grid coordinates of N=13,685,121.60 and E=2,133,938.27, South Central Zone, the west corner of Lot 12, Block 1, NCB 7456, RIVERSIDE AT 84 LUMBER, according to the plat thereof recorded in Volume 9722, Page 217 of the Bexar County Deed and Plat Records, the south corner of a tract in the name of 2450 Roosevelt, Ltd., and recorded in Volume 19001, Page 728 of the Bexar County Real Property Records, the east corner of this tract;

THENCE: South 67°15'53" West (bearings are based on GPS observations. Datum is NAD '83) 51.21' to a set ½" iron rod stamped "GIBBONS" on the new northeast right of way line of Riverside Drive, being 30' from the existing centerline, the south corner of this tract;

THENCE: North 68°38'42" West 117.97' to a set ½" iron rod stamped "GIBBONS", the south end of a cut-back line joining the proposed right of way line of Roosevelt Ave.;

THENCE: North 34°54'51" West 41.58' to a set ½" iron rod stamped "GIBBONS" on the new east right of way line of Roosevelt Ave., being 60' from the existing centerline, the beginning of a curve to the left;

THENCE: With the proposed east right of way line of Roosevelt Ave. and the curve to the left (concave to the west), having a radius of 1508.54', a delta of 10°59'15", an arc length of 289.29' and a chord bearing North 07°14'50" West to a set ½" iron rod stamped "GIBBONS", the south corner of a tract in the name of MDC Spartannash, LLC and recorded in Volume 17048, Page 2446 of the Bexar County Real Property Records, a north corner hereof;

THENCE: North 67°23'21" East 1.34' to a found ½" iron rod, the east corner of the 2450 Roosevelt tract, the northeast corner hereof;

THENCE: South 21°20'24" East 54.81' with the west line of the 2450 Roosevelt tract and the old east right of way line to a found ½" iron rod, the beginning of a curve to the left;

THENCE: With the curve to the left (concave to the northeast), having a radius of 813.49', a delta of 25°02'57", an arc length of 355.65' and a chord bearing South 33°46'37" East to the POINT OF BEGINNING of this 0.497 acre (21,665 square feet) tract in Bexar County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons

Gary A. Gibbons, R.P.L.S. #4716
Date: July 31, 2018; Job No: 18-5012
Doc I.D.: fn 2450 Roosevelt Dr; GAG/ps



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