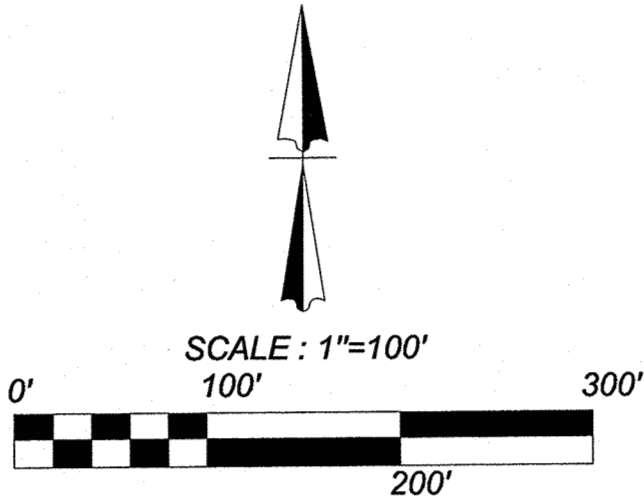


Date: Jun 13, 2019, 11:17am User: ID: lcasos
File: S:\Draw 2011\11-034 MISSION DEL LAGO\B511-034 MISSION DEL LAGO U12-13.dwg

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.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND 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, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FROM WHICH IT WAS PREPARED.



Z2019-10700148

FIELD NOTES
FOR ZONING OF
A 36.4010 ACRE TRACT

A 36.4010 acre tract of land, out of the J.M. Urriegas Survey No. 32 Abstract No. 769 and the J. A. De La Garza Survey Abstract 3, and of a 382.74 acre tract of land conveyed to Southstar Mission Del Lago Developer, LLC of record in Volume 17107 Page 1426 of the Official Public Records of Real Property of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a found 1/2" iron rod, for a southeast corner of Lot 19, Block 28, N.C.B. 11166 of the Mission Del Lago Subdivision, Unit 9C (T.I.F.), a plat of record in Volume 9715 Page 161 of the Deed and Plat Records of Bexar County, Texas and a northwest corner of a 160.00 acre tract of record in Volume 4259 Page 622 of the Official Public Records of Bexar County, Texas;

THENCE: S 07°03'44" W, along and with an east line of Lots 19, 14-10, Block 28, N.C.B. 11166 of the Mission Del Lago Subdivision, Unit 9C (T.I.F.) and a west line of the 160.00 acre tract, a distance of 357.19 feet passing a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the southeast corner of Lot 10, Block 28 and continuing for a total distance of 446.06 feet to a found 1/2" iron rod for an interior corner of the 382.74 acre tract;

THENCE: S 04°28'24" E, along and with a south line of the 160.00 acre tract and a north line of the 382.74 acre tract and the proposed Mission Del Lago Unit 12 subdivision plat, a distance of 1114.64 feet passing a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of proposed Mission Del Lago Unit 12 subdivision and continuing for a total distance of 1486.83 feet to a found 1/2" iron rod for an exterior corner of the 382.74 acre tract;

THENCE: S 20°06'34" E, a distance of 584.06 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the POINT OF BEGINNING and the northeast corner of the tract described herein;

THENCE: Along and with the common line of the 160.00 acre tract and the 382.74 acre tract the following six (6) courses:

1. S 20°06'34" E, a distance of 71.01 feet to set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an interior corner of the tract described herein;
2. S 24°55'53" E, a distance of 1130.75 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an exterior angle point of the tract described herein;
3. S 63°23'58" W, a distance of 385.80 feet to a found 1/2" iron rod, for an interior angle point of the tract described herein;
4. S 50°10'14" W, a distance of 354.17 feet to a found 1/2" iron rod, for an interior angle point of the tract described herein;
5. N 39°45'34" W, a distance of 184.34 feet to a found 1/2" iron rod, for an interior angle point of the tract described herein;
6. S 77°55'21" W, a distance of 132.02 feet to a found 1/2" iron rod, for an interior angle point of the tract described herein;

THENCE: Over and across the 382.74 acre tract the following seventeen (17) courses:

1. S 80°47'50" W, a distance of 112.58 feet to a point, for an angle point of the tract described herein;
2. N 87°46'56" W, a distance of 50.10 feet to a point, for an angle point of the tract described herein;
3. S 88°37'06" W, a distance of 317.63 feet to a point, for an angle point of the tract described herein;
4. S 74°12'42" W, a distance of 84.01 feet to a point, for the southwest corner of the tract described herein;
5. N 12°48'35" W, a distance of 196.02 feet to a point, for an angle point of the tract described herein;
6. N 03°00'05" W, a distance of 111.19 feet to a point, for an angle point of the tract described herein;
7. N 20°41'57" W, a distance of 356.38 feet to a point, for an angle point of the tract described herein;
8. N 43°07'03" E, a distance of 99.01 feet to a point, for an angle point of the tract described herein;
9. N 40°13'02" E, a distance of 158.21 feet to a point, for an angle point of the tract described herein;
10. N 39°10'15" E, a distance of 56.11 feet to a point, for an angle point of the tract described herein;
11. N 52°05'41" W, a distance of 126.71 feet to a point, for the northwest corner of the tract described herein;
12. N 48°16'29" E, a distance of 141.88 feet to a point, for an angle point of the tract described herein;
13. N 17°57'29" E, a distance of 153.18 feet to a point, for an angle point of the tract described herein;
14. N 64°04'28" E, a distance of 344.97 feet to a point, for an angle point of the tract described herein;
15. N 89°10'16" E, a distance of 203.30 feet to a point, for an angle point of the tract described herein;
16. N 83°34'15" E, a distance of 166.13 feet to a point, for an interior angle point of the tract described herein, and
17. N 69°00'36" E, a distance of 172.10 feet to the POINT OF BEGINNING and containing 36.4010 acres or 1,585,627 square feet more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"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 from which it was prepared."

Job No: 11-034
Prepared by: KFW Surveying
Date: June 5, 2019
File: S:\Draw 2011\11-034 Mission Del Lago\DOCS\PN 36.4010 zone acre.docx

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 186 MC280 AUSTIN, TX 78738
PHONE: 512-339-5381, FAX: 512-339-5323

REMAINING PORTION OF 382.74 ACRE TRACT
OWNER: SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC
(VOLUME 17107 PAGE 1426 O.P.R.)

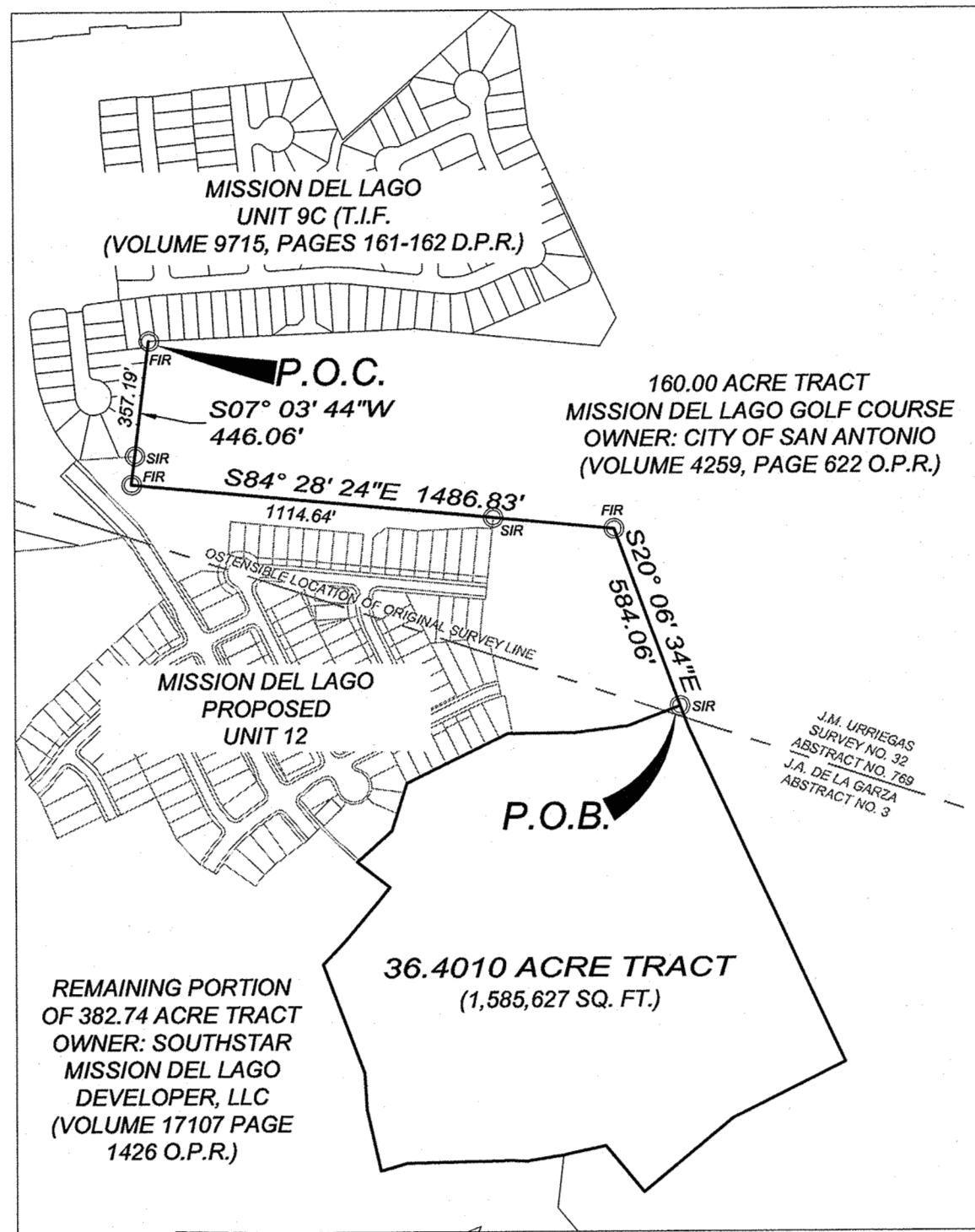
876.91 ACRES (FIRST TRACT)
MITCHELL LAKE
CITY OF SAN ANTONIO
(VOLUME 4999, PAGE 728 O.P.R.)

36.4010 ACRE TRACT
(1,585,627 SQ. FT.)

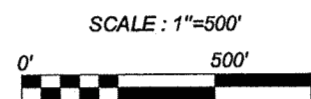
REMAINING PORTION OF 382.74 ACRE TRACT
OWNER: SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC
(VOLUME 17107 PAGE 1426 O.P.R.)

J.M. URRIGAS
SURVEY NO. 32
ABSTRACT NO. 769
J.A. DE LA GARZA
ABSTRACT NO. 3

Line Table		
LINE #	LENGTH	DIRECTION
L1	71.01'	S20°06'34"E
L2	112.58'	S80°47'50"W
L3	50.10'	N87°46'56"W
L4	84.01'	S74°12'42"W
L5	111.19'	N03°00'05"W
L6	99.01'	N43°07'03"E
L7	158.21'	N40°13'02"E
L8	56.11'	N39°10'15"E
L9	126.71'	N52°05'41"W
L10	141.88'	N48°16'29"E
L11	153.18'	N17°57'29"E



COMMENCEMENT
DETAIL SCALE

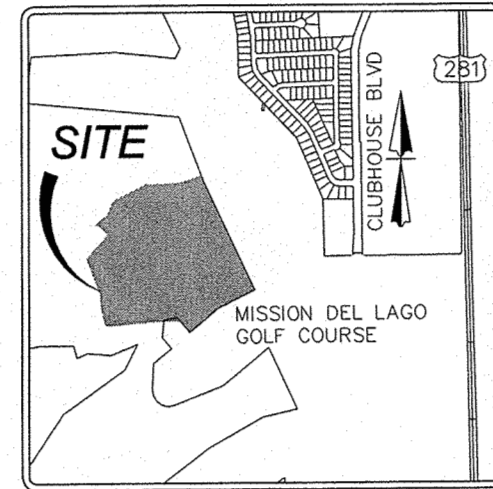


160.00 ACRE TRACT
MISSION DEL LAGO
GOLF COURSE
OWNER: CITY OF SAN ANTONIO
(VOLUME 4259, PAGE 622 O.P.R.)

SYMBOL LEGEND

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

LOCATION MAP
NOT-TO-SCALE



13 JUNE
2019

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
EMAIL: TPAPPAS@KFWENGINEERS.COM
DATE OF SURVEY: 06/04/2019
PROJECT NO.: 11-034

ZONING EXHIBIT OF

A 36.4010 ACRE TRACT OF LAND, OUT OF THE J.M. URRIGAS SURVEY NO. 32 ABSTRACT NO. 769 AND THE J. A. DE LA GARZA SURVEY ABSTRACT 3, AND OF A 382.74 ACRE TRACT OF LAND CONVEYED TO SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC OF RECORD IN VOLUME 17107 PAGE 1426 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

JOB NO. 11-034
DATE: 06/03/2019
DRAWN: LAC CHECKED: TAS
SHEET NUMBER:

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.

2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OS SAN ANTONIO AND 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 22TAC63.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FROM WHICH IT WAS PREPARED.

Curve Table				
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG
C1	47.23'	150.00'	018°02'22"	S51°24'46"E
C2	33.10'	156.54'	012°08'57"	N09°15'28"W
C3	35.86'	203.79'	010°04'52"	N21°12'19"W
C4	45.06'	373.46'	006°56'04"	N27°07'28"W
C5	60.16'	355.00'	009°42'34"	N18°42'56"W
C6	62.44'	370.38'	009°39'33"	N08°55'18"W
C7	61.73'	369.04'	009°35'03"	N01°29'59"W
C8	61.88'	355.00'	009°59'12"	N08°22'50"E
C9	61.86'	355.00'	009°59'04"	N18°21'57"E
C10	61.69'	355.00'	009°57'22"	N28°20'10"E
C11	60.99'	2313.68'	001°30'38"	N35°38'49"E

FIELD NOTES
FOR ZONING OF
A 70.2645 ACRE TRACT

A 70.2645 acre tract of land, out of the J. A. De La Garza Survey Abstract 3, and a 382.74 acre tract of land conveyed to Southstar Mission Del Lago Developer, LLC of record in Volume 17107 Page 1426 of the Official Public Records of Real Property of Bexar County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a found 1/2" iron rod, for a southeast corner of Lot 19, Block 28, N.C.B. 11166 of the Mission Del Lago Subdivision, Unit 9C (T.I.F.), a plat of record in Volume 9715 Page 161 of the Deed and Plat Records of Bexar County, Texas and a northwest corner of a 160.00 acre tract of record in Volume 4259 Page 622 of the Official Public Records of Bexar County, Texas;

THENCE: S 07°03'44" W, along and with an east line of Lots 19, 14-10, Block 28, N.C.B. 11166 of the Mission Del Lago Subdivision, Unit 9C (T.I.F.) and a west line of the 160.00 acre tract, a distance of 357.19 feet passing a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the southeast corner of proposed Mission Del Lago Unit 12 subdivision and continuing for a total distance of 446.06 feet to a found 1/2" iron rod for an interior corner of the 382.74 acre tract;

THENCE: S 84°28'24" E, along and with a south line of the 160.00 acre tract and a north line of the 382.74 acre tract and the proposed Mission Del Lago Unit 12 subdivision plat, a distance of 1114.64 feet passing a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northeast corner of proposed Mission Del Lago Unit 12 subdivision and continuing for a total distance of 1486.83 feet to a found 1/2" iron rod for an exterior corner of the 382.74 acre tract;

THENCE: continuing along and with the common lines of the 160.00 acre tract and the 382.74 acre tract the following eleven (11) courses:

- S 20°06'34" E, a distance of 655.07 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an angle point,
- S 24°55'53" E, a distance of 1130.75 feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for an easterly corner,
- S 63°23'58" W, a distance of 385.80 feet to a found 1/2" iron rod, for an angle point,
- S 50°10'14" W, a distance of 354.17 feet to found 1/2" iron rod, for an angle point,
- S 39°45'34" W, a distance of 184.34 feet to a found 1/2" iron rod, for an angle point,
- S 77°55'21" W, a distance of 132.02 feet to a found 1/2" iron rod, for an angle point,
- S 06°45'32" W, a distance of 164.16 feet to a found 1/2" iron rod, for an angle point,
- S 39°45'13" E, a distance of 132.70 feet to found 1/2" iron rod, for an angle point,
- S 50°10'06" W, a distance of 222.59 feet to found 1/2" iron rod, for an angle point,
- S 02°11'12" W, a distance of 248.52 feet to a found 1/2" iron rod, for a point of curvature to the left, and
- with a curve to the left, having an arc of 116.49 feet, a radius of 150.00 feet, a delta of 44°29'51", and a chord bears S 20°08'39" E, a distance of 113.59 feet to a found 1/2" iron rod, for a point the POINT OF BEGINNING and the northeast corner of the tract described herein,

THENCE: Along and with the common line of the 160.00 acre tract and the 382.74 acre tract the following fifteen (15) courses:

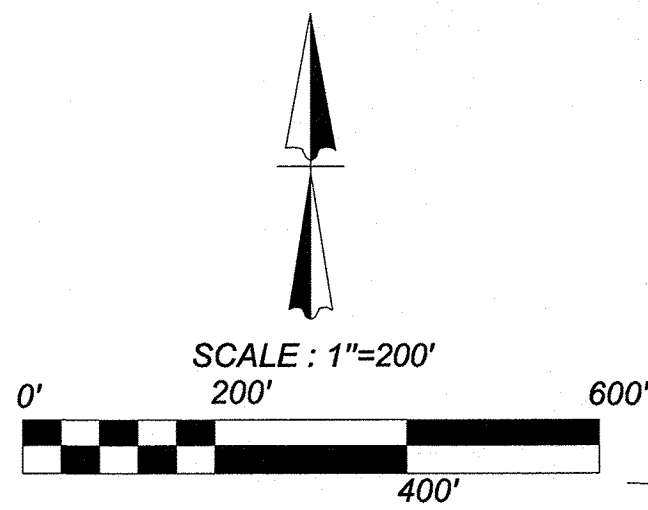
- with a tangent curve to the left having an arc of 47.23 feet, a radius of 150.00 feet, a delta of 18°02'22" and a chord bears S 51°24'46" E, a distance of 47.03 feet to a point, for an angle point of the tract described herein,
- S 61°10'15" E, a distance of 3.87 feet to a point, for an angle point of the tract described herein,
- S 70°58'44" E, a distance of 55.56 feet to a point, for an angle point of the tract described herein,
- N 81°22'59" E, a distance of 74.74 feet to a found 1/2" iron rod, for an angle point of the tract described herein,
- N 68°18'39" E, a distance of 496.03 feet to a found 1/2" iron rod, for an interior angle point of the tract described herein,
- N 50°40'31" E, a distance of 566.21 feet to a found 1/2" iron rod, for an exterior corner of the tract described herein,
- S 24°08'46" E, a distance of 640.32 feet to a found 1/2" iron rod, for an exterior corner of the tract described herein,
- S 77°18'43" W, a distance of 325.18 feet to a found 1/2" iron rod, for an interior angle point of the tract described herein,
- S 60°14'08" W, a distance of 594.82 feet to a found 1/2" iron rod, for an angle point of the tract described herein,
- S 51°56'35" W, a distance of 888.35 feet to a found 1/2" iron rod, for an angle point of the tract described herein,
- S 56°30'54" E, a distance of 487.47 feet to a found 1/2" iron rod, for an angle point of the tract described herein,
- N 68°24'25" E, a distance of 545.27 feet to a found 1/2" iron rod, for an angle point of the tract described herein,
- N 56°45'32" E, a distance of 602.22 feet to a found 1/2" iron rod, for an angle point of the tract described herein,
- S 07°05'19" W, a distance of 508.29 feet to a found 1/2" iron rod, for an angle point of the tract described herein, and
- S 29°32'48" W, a distance of 263.99 feet to a point, for the southeast corner of the tract described herein,

THENCE: Over and across the 382.74 acre tract the following forty-two (42) courses:

- S 70°15'51" W, a distance of 870.20 feet to a point, for an exterior angle point of the tract described herein,
- N 51°28'38" W, a distance of 194.63 feet to a point, for the interior angle point of the tract described herein,
- S 38°31'22" W, a distance of 150.43 feet to a point, for an angle point of the tract described herein,
- N 51°28'38" W, a distance of 20.45 feet to a point, for an angle point of the tract described herein,

Line Table		
LINE #	LENGTH	DIRECTION
L1	3.87'	S81°10'15"E
L2	55.56'	S70°58'44"E
L3	74.74'	N81°22'59"E
L4	194.63'	N51°28'38"W
L5	150.43'	S38°31'22"W
L6	20.45'	N51°28'38"W
L7	133.52'	S38°31'22"W
L8	50.02'	S40°03'36"W
L9	136.85'	S42°43'34"W
L10	210.67'	S58°00'57"W
L11	95.06'	S70°28'37"W
L12	78.62'	S86°01'39"W
L13	11.69'	S04°01'39"E
L14	119.83'	S86°01'39"W
L15	60.59'	S77°17'03"W
L16	120.00'	S86°01'39"W
L17	97.00'	N03°58'21"W
L18	180.45'	N24°05'19"W
L19	50.06'	N26°55'12"W
L20	226.10'	N29°44'15"W

LINE #	LENGTH	DIRECTION
L21	122.62'	N05°12'05"W
L23	29.57'	N53°58'54"W
L24	290.00'	N36°01'06"E
L25	32.87'	S53°56'54"E
L26	146.22'	N28°37'05"E
L27	116.42'	N71°14'09"E
L28	194.84'	N49°52'07"W
L29	136.58'	N35°14'42"E
L30	156.91'	N34°41'51"E
L31	105.60'	N29°57'20"E
L32	64.04'	N24°15'28"E
L33	90.05'	S64°17'27"E
L34	124.49'	N26°06'52"E



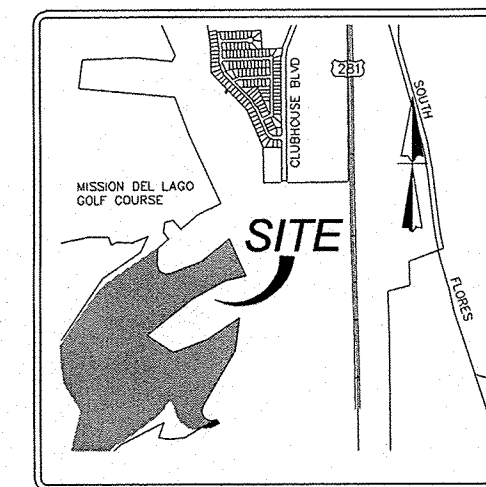
876.91 ACRES (FIRST TRACT)
MITCHELL LAKE
CITY OF SAN ANTONIO
(VOLUME 4999, PAGE 728 O.P.R.)

P.O.B.

N68° 18' 39"E 496.03'

SYMBOL LEGEND

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

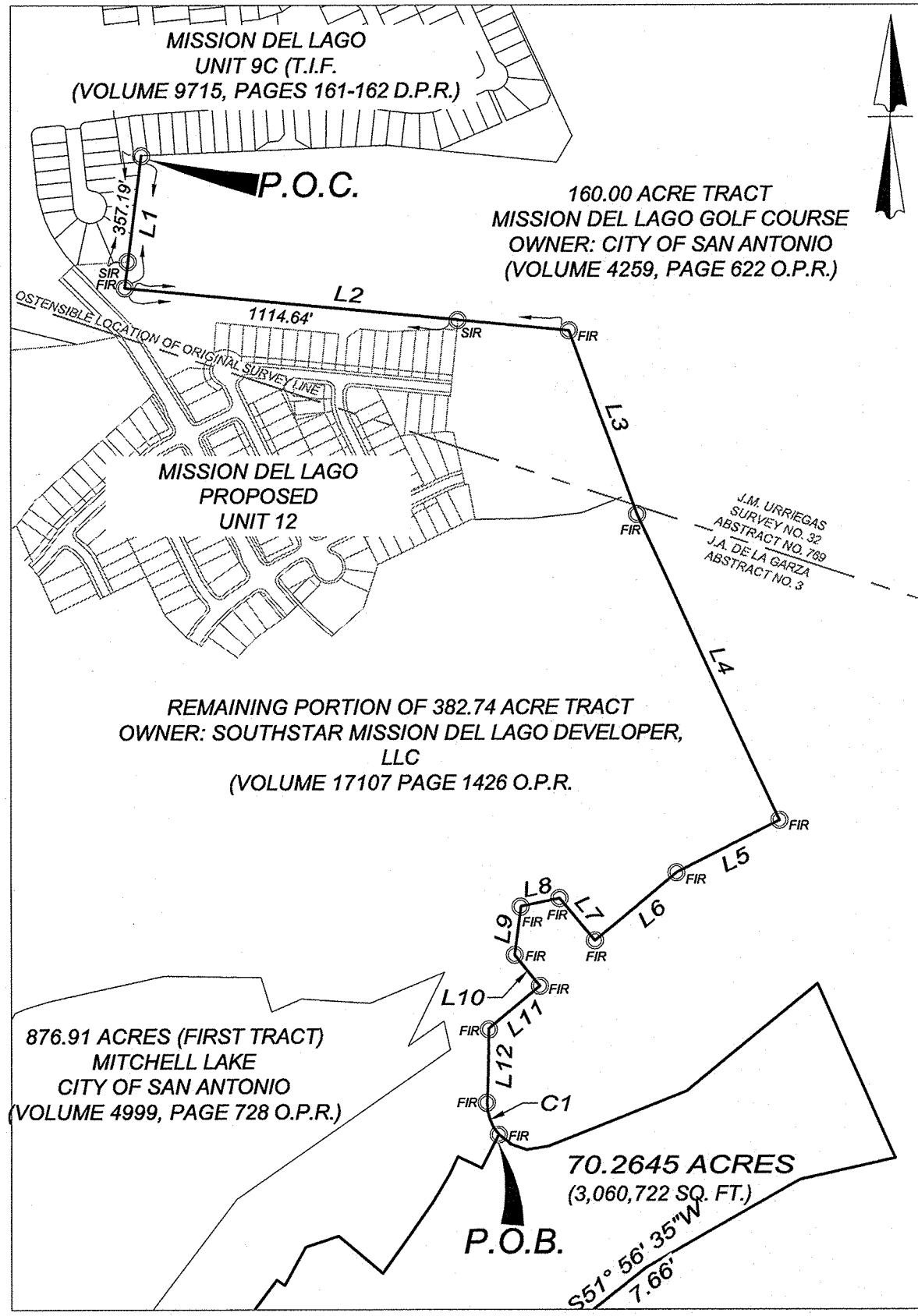


LOCATION MAP
NOT-TO-SCALE

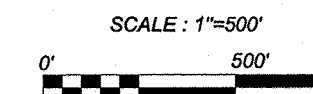
COMMENCEMENT DETAIL
LINE & CURVE TABLES

Line Table		
LINE #	LENGTH	DIRECTION
L1	446.06'	N07°03'44"E
L2	1486.83'	S84°28'24"E
L3	655.07'	S20°06'34"E
L4	1130.75'	S24°55'53"E
L5	385.80'	S63°23'58"W
L6	354.17'	S50°10'14"W
L7	184.34'	N39°45'34"W
L8	132.02'	S77°55'21"W
L9	164.16'	S06°45'32"W
L10	132.70'	S39°45'13"E
L11	222.59'	S50°10'06"W
L12	248.52'	S02°11'12"W

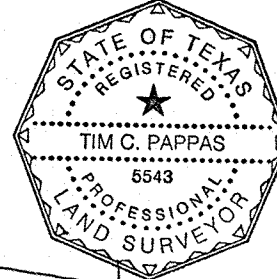
Curve Table				
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG
C1	116.49'	150.00'	044°29'51"	S20°08'39"E



COMMENCEMENT
DETAIL SCALE



13 JUNE
2019

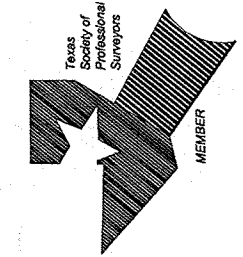


TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
EMAIL: TPAPPAS@KFWENGINEERS.COM
DATE OF SURVEY: 06/04/2019
PROJECT NO.: 11-034

KFW
SURVEYING
3401 Pasadena Pkwy, Suite 101, San Antonio, TX 78231
Phone #: (210) 978-8444 • Fax #: (210) 978-8441
BPLS Firm #: 1012230

REVISIONS

ISSUE DATE



ZONING EXHIBIT OF

A 70.2645 ACRE TRACT OF LAND, OUT OF THE J. A. DE LA GARZA SURVEY ABSTRACT 3, AND OF A 382.74 ACRE TRACT OF LAND CONVEYED TO SOUTHSTAR MISSION DEL LAGO DEVELOPER, LLC OF RECORD IN VOLUME 17107 PAGE 1426 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

JOB NO. 11-034
DATE: 06/03/2019
DRAWN: LAC CHECKED: TAS
SHEET NUMBER: