

**METES AND BOUNDS DESCRIPTION
FOR**

A 17.390 acre, or 757,507 square feet more or less, tract of land being all of that 17.3895 acre tract described in deed to The Ben-Tal Family Trust recorded in Volume 8499, Page 1514 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 133.5, Abstract 190 of the City of San Antonio, Bexar County, Texas. Said 17.390 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 found ½ inch iron rod on the north right-of-way line of Dietrich Road, a variable width right-of-way, the southeast corner of the herein described tract;

THENCE: Along and with the north right-of-way line of said Dietrich Road, the south line of the herein described tract, the following bearings and distances:

S 89°44'10" W, a distance of 28.24 feet to a point;

Northwesterly, along a curve to the right, said curve having a radius of 778.00 feet, a central angle of 03°30'33", a chord bearing and distance of N 88°36'18" W, 47.64 feet, for an arc length of 47.65 feet to a point;

Northwesterly, along a curve to the left, said curve having a radius of 822.00 feet, a central angle of 03°30'32", a chord bearing and distance of N 88°38'02" W, 50.33 feet, for an arc length of 50.34 feet to a point;

S 89°29'22" W, a distance of 29.17 feet to a found ½ inch iron rod;

Southwesterly, along a curve to the left, said curve having a radius of 822.00 feet, a central angle of 03°30'08", a chord bearing and distance of S 87°48'35" W, 50.24 feet, for an arc length of 50.24 feet to a found ½ inch iron rod;

Southwesterly, along a curve to the right, said curve having a radius of 778.00 feet, a central angle of 03°30'48", a chord bearing and distance of S 88°01'47" W, 47.70 feet, for an arc length of 47.71 feet to a found ½ inch iron rod;

S 89°39'59" W, a distance of 396.78 feet to a found ½ inch iron rod at the southeast corner of a 11.8297 acre tract described in deed to Enhancita, LLC recorded in Volume 11320, Page 2459 of said Official Public Records, the southwest corner of the herein described tract;

(13)
RR

THENCE: N 00°28'16" W, departing the north right-of-way line of said Dietrich Road, along and with the east line of said 11.8297 acre tract, the west line of the herein described tract, a distance of 1150.61 feet to a found iron rod with cap marked "CEC" on the south line of Lot 5, New City Block 14480, Rollins Leasing Subdivision Unit 3 recorded in Volume 9550, Page 42 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of a 6.913 acre tract described in deed to River City Van and Storage, Inc. recorded in Volume 4866, Page 1131 of said Official Public Records, the northwest corner of the herein described tract;

THENCE: Along and with the south and the east line of said Lot 5, the north and the west line of the herein described tract, the following bearings and distances:

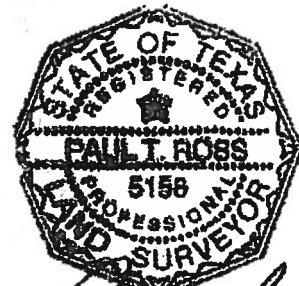
S 89°56'20" E, a distance of 478.78 feet to a found iron rod with cap marked "CEC" for the southeast corner of said Lot 5, a re-entrant corner of the herein described tract;

N 00°14'59" E, a distance of 133.06 feet to a found (Type II) highway monument on the southwest right-of-way line of Interstate Highway Loop 410, a variable width right-of-way, the northeast corner of said Lot 5, a north corner of the herein described tract;

THENCE: S 52°02'39" E, along and with the southwest right-of-way line of said Interstate Highway Loop 410, the northeast line of the herein described tract, a distance of 216.57 feet to a found (Type II) highway monument at the northwest corner of Lot 15, Ponderosa Park Subdivision recorded in Volume 9513, Page 205 of said Deed and Plat Records, the northeast corner of the herein described tract;

THENCE: S 00°28'01" E, along and with the west line of Lots 15 through 8 of said Ponderosa Park Subdivision, the east line of there herein described tract, a distance of 1146.06 feet to the POINT OF BEGINNING, and containing 17.390 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 9328-16 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 25, 2016
JOB NO. 9328-16
DOC. ID. N:\Survey\16\16-9300\9328-16\Word\9328-16 FN.docx



A handwritten signature, likely of Paul T. Ross, consisting of stylized initials and a surname.

Paul T. Ross
26 OCT-16

Doc# 20170142995
Pages 7
07/24/2017 10:32AM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$46.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
07/24/2017 10:32AM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff



PROJECT NAME: LOOP 410 & DIETRICH ROAD



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
8000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.576.9666

ALT/ANSPS LAND TITLE SURVEY

A 17.360 ACRE, OR 757,507 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THAT 17.3895 ACRE TRACT DESCRIBED IN DEED TO THE BEN-TAL FAMILY TRUST RECORDED IN VOLUME 8488, PAGE 1514 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J. DIAZ SURVEY NO. 133.3, ABSTRACT 190 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

9328-16

DATE OCT. 24, 2016

CHECKED PTR DRAWN VNR

CIVIL JOB NO. _____

— **CONGRATULATIONS**

1

— ३ —

1000



METES AND BOUNDS DESCRIPTION
FOR

A 1.730 acre, or 75,358 square feet more or less, tract of land being a portion of 17.390 acre tract described in deed to JKCK Real Estate LLC recorded in Volume 18640, Page 2361 of the Official Public Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 1.730 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:

COMMENCING: At a found ½ inch iron rod on the north right-of-way line of Dietrich Road, a variable width right-of-way, the southeast corner of a 11.8297 acre tract described in deed to Enchanta, LLC recorded in Volume 11320, Page 2459 of said Official Public Records, the southwest corner of said 17.390 acre tract;

THENCE: N 00°28'16" W, departing the north right-of-way line of said Dietrich Road, along and with the west line of said 17.390 acre tract, the east line of said 11.8297 acre tract, a distance of 99.00 feet to the POINT OF BEGINNING;

THENCE: N 00°28'16" W, continuing along and with the west line of said 17.390 acre tract, the east line of said 11.8297 acre tract, a distance of 753.96 feet to a point at the northeast corner of said 11.8297 acre tract, the southeast corner of a 6.913 acre tract described in deed to River City Van and Storage, Inc. recoded in Volume 4866, Page 1131 of said Official Public Records;

THENCE: Departing said corner, over and across said 17.390 acre tract, the following bearings and distances:

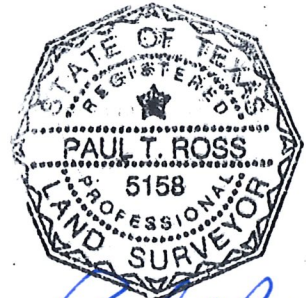
S 89°54'05" E, a distance of 100.00 feet to a point

S 00°28'16" E, a distance of 753.20 feet to a point

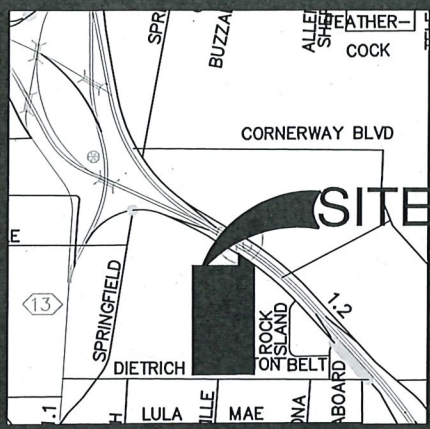
S 89°39'59" W, a distance of 100.00 feet to the POINT OF BEGINNING and containing 1.730 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9328-16 by Pape-Dawson Engineers, Inc.

"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 25, 2019
JOB NO. 9328-16
DOC. ID. N:\Survey16\16-9300\9328-16\Word\9328-16 EX_ZN.docx



Paul T. Ross
25 SEPT. 19



LOCATION MAP

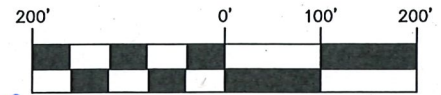
NOT-TO-SCALE

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
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

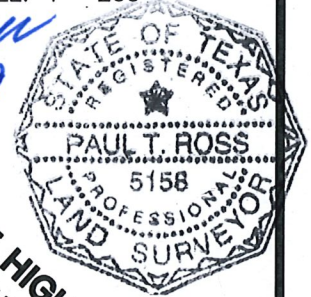
NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 9328-16 BY PAPE-DAWSON ENGINEERS, INC.
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.



SCALE: 1" = 200'

Paul T. Ross
25 SEPT. 19



INTERSTATE HIGHWAY LOOP 410
(VARIABLE WIDTH R.O.W.)

6.913 ACRES
RIVER CITY VAN AND
STORAGE, INC.
VOL. 4866, PG. 1131 OPR

LOT 5, NEW CITY BLOCK 14480
ROLLINS LEASING SUBDIVISION
UNIT 3
VOL. 9550, PG. 42 DPR

S89°54'05"E
100.00'

15' ELECTRIC EASEMENT
VOL. 4004, PG. 741 OPR

1.730 ACRES
(75,358 SQ. FT. MORE OR LESS)

17.390 ACRES
JKCK REAL ESTATE LLC
VOL. 18640, PG. 2361 OPR

EXHIBIT OF

A 1.730 ACRE, OR 75,358 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF 17.390 ACRE TRACT DESCRIBED IN DEED TO JKCK REAL ESTATE LLC RECORDED IN VOLUME 18640, PAGE 2361 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STORM DRAINAGE &
TEMPORARY EASEMENT
VOL. 2766, PG. 1623 RPR

S89°39'59"W
100.00'

P.O.B.
N00°28'16"W
99.00'

P.O.C.

N00°28'16"W 753.96'

S00°28'16"E 753.20'

LOT 15

LOT 14

LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
PONDEROSA PARK SUBDIVISION
VOL. 9513, PG. 205 DPR

LOT 8

LOT 7

ROCK ISLAND DRIVE
(60' R.O.W.)

FD. 1/2" I.R.

FD. 1/2" I.R.

DIETRICH ROAD
(VARIABLE WIDTH R.O.W.)

"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."

PAPE-DAWSON ENGINEERS

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

SHEET 1 OF 1
JOB No.: 9328-16

REFERENCE: