

Dye Development, Inc.

Real Estate Development • Engineers • Surveyors • Planners
TBPE: Texas Registered Firm F-9539
TBPLS: Texas Registered Firm #10092200

February 5, 2020

Zoning Case: z-2019-10700202

Field Notes – I-1, General Industrial Zone 7.292 Acre Tract

BEING: a 7.292 acre tract situated in the Dionisio Martinez Survey No. 1, Abstract No. 9, County Block 5709, Bexar County, Texas, and being out of a 30.728 acre tract (i.e. parent tract) described in Exhibits “A” (15.32 acres) and “B” (15.41 acres) in a deed recorded in Volume 17268, Page 577, Official Public Records (OPR), Bexar County, Texas; said 23.140 of an acre tract being more particularly described as follows:

COMMENCING: at a fence corner post being the southeast corner of the parent tract; said post also lying in the west right-of-way line of Trumbo Road (50 feet wide);

THENCE: N.66°08’05”W, with the parent tract’s south line, 656.47 feet to a point being the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: continuing with the said south line, N.66°08’05”W, 1,074.15 feet to a ½” iron pin found for the southwest corner of the parent tract and the herein described tract;

THENCE: N.24°27’10”E, with the parent tract’s west line, 206.44 feet to a point being the northwest corner of the herein described tract;

THENCE: across the parent tract the following calls:

- S.66°18’06”E, 382.40 feet to a point;
- S.23°41’54”W, 19.87 feet to a point;
- S.66°18’06”E, 353.49 feet to a point;
- N.23°41’54”E, 161.24 feet to a point;
- N.53°41’54”E, 70.00 feet to a point;
- S.66°18’06”E, 406.90 feet to a point;
- S.18°29’32”W, 203.38 feet to a point;
- S.30°15’29”W, 99.99 feet to a point;
- N.66°18’06”W, 121.32 feet to a point;
- S.19°33’34”W, 109.96 feet to the **POINT OF BEGINNING**, and containing 7.292 acres of land.

Note: The basis of bearings for this survey is the plat of A.L.R. Subdivision recorded in Volume 9539, Page 124, Deed and Plat Records, Bexar County, Texas.

David W Dye III

David W. Dye III RPLS #4734
President
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Field Notes – Light Industrial Zone 23.140 Acre Tract

BEING: a 23.140 acre tract situated in the Dionisio Martinez Survey No. 1, Abstract No. 9, County Block 5709, Bexar County, Texas, and being out of a 30.728 acre tract (i.e. parent tract) described in Exhibits “A” (15.32 acres) and “B” (15.41 acres) in a deed recorded in Volume 17268, Page 577, Official Public Records (OPR), Bexar County, Texas; said 23.140 of an acre tract being more particularly described as follows:

BEGINNING: at a fence corner post being the southeast corner of the parent tract and the herein described tract, said post also lying in the west right-of-way line of Trumbo Road (50 feet wide);

THENCE: N.66°08'05"W, with the parent tract's south line, 543.08 feet to a point;

THENCE: across the parent tract the following calls:

- N.23°41'54"E, 110.00 feet to a point;
- N.30°15'29"E, 99.99 feet to a point;
- N.18°29'32"E, 203.38 feet to a point;
- N.66°18'06"W, 406.90 feet to a point;
- S.53°41'54"W, 70.00 feet to a point;
- S.23°41'54"W, 161.24 feet to a point;
- N.66°18'06"W, 353.49 feet to a point;
- N.23°41'54"E, 19.87 feet to a point;
- N.66°18'06"W, 382.40 feet to a point lying on the west line of the parent tract for the southwest corner of the herein described tract;

THENCE: N.24°27'10"E, 565.16 feet to a point being the northwest corner of the parent tract and the herein described tract;

THENCE: S.66°18'06"E, with the parent tract's north line, 1,727.75 feet to a point lying in the said west line of Trumbo Road for the northeast corner of the parent tract and the herein described tract;

THENCE: S.24°14'10"W, with the said right-of-way line and the east line of the parent tract, 776.60 feet to the **POINT OF BEGINNING**, and containing 23.140 acres of land.

Note: The basis of bearings for this survey is the plat of A.L.R. Subdivision recorded in Volume 9539, Page 124, Deed and Plat Records, Bexar County, Texas.

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Field Notes – RP S, Resource Protection Special Use Zone 0.296 Acre Tract

BEING: a 0.296 of an acre tract situated in the Dionisio Martinez Survey No. 1, Abstract No. 9, County Block 5709, Bexar County, Texas, and being out of a 30.728 acre tract (i.e. parent tract) described in Exhibits “A” (15.32 acres) and “B” (15.41 acres) in a deed recorded in Volume 17268, Page 577, Official Public Records (OPR), Bexar County, Texas; said 0.296 of an acre tract being more particularly described as follows:

COMMENCING: at a fence corner post being the southeast corner of the parent tract; said post also lying in the west right-of-way line of Trumbo Road (50 feet wide);

THENCE: N.66°08’05”W, with the parent tract’s south line, 543.08 feet to a point being the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: S.66°08’05”E, with the said south line, 113.39 feet to a point for the southwest corner of the herein described tract;

THENCE: across the parent tract the following calls:

- N.19°33’34”E, 109.96 feet to a point
- S.66°18’06”E, 121.32 feet to a point;
- S.23°41’54”W, 110.00 feet to the **POINT OF BEGINNING**, and containing 0.296 of an acre of land.

Note: The basis of bearings for this survey is the plat of A.L.R. Subdivision recorded in Volume 9539, Page 124, Deed and Plat Records, Bexar County, Texas.



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