METES AND BOUNDS DESCRIPTION FOR

A 56.934 acre, or 2,480,039 square feet more or less, tract of land being comprised all of Lots 6 - 11, Block 9, Southwest Business and Technology Park, Unit-3 recorded in Volume 9569, Page 211 in the Deed and Plat Records of Bexar County, Texas, and a portion of the 121.302 acre tract described in Volume 9696, Page 1286 in the Official Public Records of Bexar County, Texas, which is further described as being all of the 8.24 acre variable width drainage easement shown on said Southwest Business and Technology Park, Unit-3, in New City Block 11379 of the City of San Antonio, Bexar County, Texas. Said 56.934 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 Texas Department of Transportation Type II monument at the north end of the northwest cutback line, at the intersection of Old US Highway 90, a variable width public right-of-way and State Highway 151, a 350-foot minimum public right-of-way, and the most easterly southeast corner of said Lot 10;

THENCE: S 21°07'43" W, along and with said cutback line, a distance of 111.08 feet to a point, at the west end of said cutback line and the most southerly southeast corner of said Lot 10, from which a found Texas Department of Transportation Type II monument bears N 64°05'40" E, a distance of 0.96 feet;

THENCE: S 64°05'40" W, along and with the northwest right-of-way line of said Old US Highway 90 and the southeast line of said Lots 10, 9 and 11, a distance of 1482.29 feet to a found ½" iron rod at the southwest corner of said Lot 11 and the southeast corner of the 16.34 acre tract described in Volume 17881, Page 2020 in said Official Public Records;

THENCE: N 00°21'32" W, departing the northwest right-of-way line of said Old US Highway 90, along and with the west line of said Lot 11 and the east line of said 16.34 acre tract, a distance of 306.55 feet to a found ½" iron rod on the south line of said 8.24 acre variable width drainage easement, at the northwest corner of said Lot 11 and the northeast corner of said 16.34 acre tract;

THENCE: S 89°50'16" W, along and with the south line of said 8.24 acre variable width drainage easement and the north line of said 16.34 acre tract, at a distance of 1198.56 feet passing a found ½" iron rod on the east right-of-way line of Callaghan Road, a variable width public right-of-way, at the northwest corner of said 16.34 acre tract, continuing along and with the east right-of-way line of said Callaghan Road and the south line of said 8.24 acre variable width drainage easement, a total distance of 1218.06 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the east right-of-way line of said Callaghan Road;

THENCE: N 00°12'27" W, along and with the east right-of-way line of said Callaghan Road, the west line of said 8.24 acre variable width drainage easement, the west line of said Lot 7 and a west line of said Lot 6, a distance of 650.03 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the northwest corner of said Lot 6 and the southwest corner of Lot 1, Block 9, Medline Industries Subdivision recorded in Volume 9557, Page 68 in said Deed and Plat Records;

THENCE: N 89°47'33" E, along and with a west line of said Lot 6 and the east line of said Lot 1, a distance of 206.90 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at an angle point of said Lot 6 and the southwest corner of Lot 15, Block 9, Glazer's Expansion - MAOZ Subdivision recorded in Volume 9645, Page 120 in said Deed and Plat Records;

THENCE: N 89°47'33" E, along and with a north line of said Lot 6 and the south line of said Lot 15, a distance of 602.69 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" on a west line of said 8.24 acre variable width drainage easement, at the northeast corner of said Lot 6 and the southeast corner of said Lot 15;

THENCE: N 00°12'27" E, along and with the west line of said 8.24 acre variable width drainage easement and the east line of said Lot 15, a distance of 1117.61 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the southwest right-of-way line of said State Highway 151, at the northernmost corner of said 8.24 acre variable width drainage easement and the northeast corner of said Lot 15;

THENCE: Southeasterly, along and with the southwest right-of-way line of said State Highway 151, the northeast line of said Lot 8 and the northeast line of said Lot 9, along a non-tangent curve to the right, said curve having a radius of 2689.79 feet, a central angle of 26°01'45", a chord bearing and distance of S 37°43'09" E, 1211.48 feet, for an arc length of 1221.96 feet to a point, from which a found Texas Department of Transportation Type II monument bears S 21°33'21" W, a distance of 0.87 feet;

THENCE: S 24°42'17" E, along and with the southwest right-of-way line of said State Highway 151, and the northeast line of said Lot 9, a distance of 168.68 feet to a point, from which a found Texas Department of Transportation Type II monument bears S 04°46'25" W, a distance of 0.53 feet;

THENCE: S 21°50'32" E, along and with the southwest right-of-way line of said State Highway 151 and the northeast line of said Lot 9 and Lot 10, a distance of 453.26 feet to the POINT OF BEGINNING and containing 56.934 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 11770-00 by Pape-Dawson Engineers, Inc.

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. # 1-190221
First American Title Guaranty Company
Date Issued: April 9, 2019
Effective Date:March 21, 2019

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

b. Easements, Setback lines, restrictions and all matters set out on Plat of Southwest Business and Technology Park, Unit-3, recorded in Volume 9569, Pages 211-216, Deed and Plat Records of Bexar County, Texas. (Applies - Shown)

c. Electric Line Right-of-Way Agreement with the City of San Antonio, recorded in Volume 1989, Page 145, Deed Records of Bexar County, Texas. (Does not apply)

d. Electric Line Right-of-Way Agreement with the City of San Antonio, recorded in Volume 2011, Page 11, Deed Records of Bexar County, Texas. (Does not apply)

e. Easement for an electric transmission and distributing line, recorded in Volume 2559, Page 141 and Volume 4847, Page 297, Deed Records of Bexar County, Texas. (Applies - The easement is located adjacent to and parallel with the north right-of-way line of Old US Highway 90, however, the referenced easement documents do not provide a width to the easement and describe it as being "the width necessary for installation and maintenance of a single pole electric high line.")

f. Storm Drainage Easement (Permanent and Temporary) Dedication, recorded in Volume 7367, Page 323, Deed Records of Bexar County, Texas. (Applies - Shown)

g. Storm Drainage Easement (Permanent and Temporary) Dedication, recorded in Volu me 1448, Page 137, Real Property Records of Bexar County, Texas. (Applies - Shown)

h. Utility Service Agreement with SAWS, recorded in Volume 12112, Page 770, Real Property Records of Bexar County, Texas. (Applies - Blanket)

i. Permanent Easement-Sewer, recorded in Volume 16558, Page 245, Real Property Records of Bexar County,Texas. (Applies - Shown)

j. Edwards Aquifer Authority Statu of Texas Initial Regular Permit, recorded in Volume 9, Page 760, Water Rights Records of Bexar County, Texas. (Applies - Blanket)

k. Edwards Aquifer Authority Water Rights Filing Instructions for County Clerks, recorded in Volume 12, Page 709, Water Rights Records of Bexar County, Texas. (Applies - Blanket)

l. Edwards Aquifer Authority Water Rights Filing Instructions for County Clerks, recorded in Volume 12, Page 754, Water Rights Records of Bexar County, Texas. (Applies - Blanket)

NOTES:

1) ½" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3) THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0390G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS:
   ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
   ZONE X (SHADED, FUTURE BASE FLOOD), DEFINED AS: "OTHER FLOOD AREAS; AREAS OF 1% ANNUAL CHANCE FLOOD BASED ON FUTURE CONDITIONS HYDROLOGY. NO BASE FLOOD ELEVATIONS DETERMINED."
   ZONE A, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED."
   ZONE AE, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED."
   THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
   FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
4) THE SUBJECT TRACT HAS A TOTAL OF ZERO (0) PARKING SPACES.

SYMBOL LEGEND

- CBOX COMMUNICATION JUNCTION BOX
- CI CURB INLET
- CMP CORRUGATED METAL PIPE
- GATE
- 2.5" GI 2.5-FOOT SQ. GRATE INLET
- GAS GAS VALVE
- GUY GUY ANCHOR
- LAMP POST
- RCP REINFORCED CONCRETE PIPE
- ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- TRP TRAFFIC POLE
- TSB TRAFFIC SIGNAL BOX
- UNKNOWN MANHOLE
- UP UTILITY POLE
- UPT UTILITY POLE W/TRANSFORMER
- WATER VALVE
- SET ½" I.R.(PD)
- FOUND MONUMENT

LINE LEGEND

- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WROUGHT IRON/ORNAMENTAL FENCE
- OHU OVERHEAD UTILITY

DEED/PLAT REFERENCE

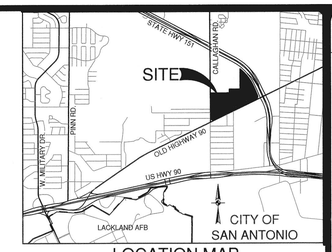
D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

EASEMENT LEGEND

- STORM DRAINAGE EASEMENT VOL. 7367, PG. 323 D.R.
- STORM DRAINAGE EASEMENT VOL. 1448, PG. 137 D.P.R.

LEGEND

CONC.	CONCRETE
FD.	FOUND
I.R.	IRON ROD
(PD)	PAPE-DAWSON CAP
WCR	WHEELCHAIR RAMP



LOCATION MAP

NOT-TO-SCALE

0' 100' 200' 300'

SCALE: 1"= 100'

CALLAGHAN ROAD (VARIABLE WIDTH PUBLIC R.O.W.)

STATE HIGHWAY 151 (350' MINIMUM R.O.W.)

OLD US HIGHWAY 90 (VARIABLE WIDTH PUBLIC R.O.W.)

LOT 1 BLOCK 9 MEDLINE INDUSTRIES SUBDIVISION VOL. 9557, PG. 68 D.P.R. (ADDRESS: 1410 CALLAGHAN ROAD)

LOT 15 BLOCK 9 GLAZER'S EXPANSION - MAOZ SUBDIVISION VOL. 9645, PG. 120 D.P.R. (ADDRESS: 1002 S. CALLAGHAN ROAD)

LOT 7 BLOCK 9 SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 VOL. 9569, PG. 211 D.P.R. OWNER:CITY OF SAN ANTONIO VOL. 6696, PG. 1286 O.P.R. (ADDRESS NOT ASSIGNED)

LOT 6 BLOCK 9 SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 VOL. 9569, PG. 211 D.P.R. OWNER:CITY OF SAN ANTONIO VOL. 6696, PG. 1286 O.P.R. (ADDRESS NOT ASSIGNED)

LOT 11 BLOCK 9 SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 VOL. 9569, PG. 211 D.P.R. OWNER:CITY OF SAN ANTONIO VOL. 6696, PG. 1286 O.P.R. (ADDRESS NOT ASSIGNED)

LOT 8 BLOCK 9 SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 VOL. 9569, PG. 211 D.P.R. OWNER:CITY OF SAN ANTONIO VOL. 6696, PG. 1286 O.P.R. (ADDRESS NOT ASSIGNED)

LOT 9 BLOCK 9 SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 VOL. 9569, PG. 211 D.P.R. OWNER:CITY OF SAN ANTONIO VOL. 6696, PG. 1286 O.P.R. (ADDRESS NOT ASSIGNED)

LOT 10 BLOCK 9 SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 VOL. 9569, PG. 211 D.P.R. OWNER:CITY OF SAN ANTONIO VOL. 6696, PG. 1286 O.P.R. (ADDRESS NOT ASSIGNED)

REMAINING PORTION OF 121.302 ACRES OWNER:CITY OF SAN ANTONIO VOL. 6696, PG. 1286 O.P.R.

N.C.B. 11379
56.934 ACRES
(2,480,039 SQ. FT. MORE OR LESS)

N.C.B.11379
RAFAEL HERRERA SURVEY NO. 1/74
ABSTRACT 311
COUNTY BLOCK 4021

16.34 ACRES
OWNER: WELCOME REALTY HOLDINGS, LLC
VOL. 17881, PG. 2020 O.P.R.
(ADDRESS: 1606 CALLAGHAN ROAD)

POB FD. TXDOT (TYPE II)

N89°47'33"E 1013.00'
N00°12'27"W 650.03'
N89°47'33"E 602.69'
N00°12'27"W 206.90'
S89°50'16"W 1218.06'
1198.56'
N00°21'32"W 306.55'
S64°05'40"W 1482.29'
N00°12'28"E 1117.61'
S24°42'17"E 168.68'
S21°50'32"E 453.26'
S21°07'43"W 111.08'

R=2,689.79'
Delta=26°01'45"
CB=S37°43'09"E
CD=1,211.48'
L=1221.96'

ZONE "A" (SEE NOTE 3)
ZONE "AE" (SEE NOTE 3)
ZONE "X" (SHADED) (SEE NOTE 3)
ZONE "X" (UNSHADED) (SEE NOTE 3)
ZONE "X" (SHADED) FUTURE BASE FLOOD (SEE NOTE 3)

14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT VOL. 9569, PG. 211 D.P.R.
100' DRAINAGE EASEMENT VOL. 9569, PG. 21 D.P.R.
14' ELECTRIC, GAS AND TELEPHONE EASEMENT VOL. 9557, PG. 68 D.P.R.
100' DRAINAGE EASEMENT VOL. 9557, PG. 68 D.P.R.
4-9'X9' BOX CULVERTS
114' DRAINAGE EASEMENT VOL. 9569, PG. 211 D.P.R.
10' WATER EASEMENT VOL. 9569, PG. 211 D.P.R.
14' ELECTRIC, GAS, AND TELEPHONE EASEMENT VOL. 9569, PG. 211 D.P.R.
3-8.75'X6' BOX CULVERTS
16' GATE
15' ACCESS EASEMENT VOL. 9569, PG. 211 D.P.R.
SEWER EASEMENT VOL. 9569, PG. 211 D.P.R.
25' X 25' TURNAROUND EASEMENT VOL. 9638, PG. 157 D.P.R.
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT VOL. 9557, PG. 68 D.P.R.
15' SEWER EASEMENT VOL. 9569, PG. 211 D.P.R.
VARIABLE WIDTH DRAINAGE EASEMENT (8.24 ACRES) VOL. 9569, PG. 211 D.P.R.
15' ACCESS EASEMENT VOL. 9569, PG. 211 D.P.R.
CONCRETE DRAINAGE STRUCTURE
4'X3' BOX CULVERT
16' SEWER EASEMENT VOL. 9569, PG. 211 D.P.R.
18' SANITARY SEWER EASEMENT VOL. 9569, PG. 211 D.P.R.
1' VEHICULAR NON-ACCESS EASEMENT (NOT TO SCALE) VOL. 9569, PG. 211 D.P.R.
4-8'X4' BOX CULVERTS
CONC. HEADWALL
GUARDRAIL
CURB CUT
HIGHWAY SIGN
BUSINESS SIGN
18" RCP
15' SANITARY SEWER EASEMENT VOL. 9569, PG. 211 D.P.R.
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (0.024 ACRE) VOL. 16558, PG. 245 O.P.R.
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT (0.007 ACRE) VOL. 16558, PG. 245 O.P.R.
10' WATER EASEMENT VOL. 9569, PG. 211 D.P.R.
30' SANITARY SEWER TURNAROUND EASEMENT VOL. 9569, PG. 211 D.P.R.
20' DIA.
16' SANITARY SEWER EASEMENT VOL. 9569, PG. 211 D.P.R.
14' ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT VOL. 9569, PG. 211 D.P.R.
ELECTRIC TRANSMISSION AND DISTRIBUTING LINE EASEMENT VOL. 2559, PG. 141 D.R. VOL. 4847, PG. 297 D.R. (SEE ITEM "e")
CBOX
3-5'X2' BOX CULVERTS
6'X2' BOX CULVERT
HIGH LINE TOWER
SPEED LIMIT SIGN
DO NOT ENTER SIGN
45 MPH SIGN
YIELD SIGN
BIKE LANE SIGN
GAS VENT PIPE
CALLAHAN ROAD SIGN
CONC. PAD WITH COVERED VIA BUS STOP
CONC. PAD WITH COVERED VIA BUS STOP
VIA SIGN
FD. TXDOT (TYPE II) BEARS N64°05'40"E 0.96'
FD. TXDOT (TYPE II) BEARS S21°33'21"W 0.87'
FD. TXDOT (TYPE II) BEARS S04°46'25"W 0.53'

I HEREBY CERTIFY TO BRAZOS DE SANTOS PARTNERS, LTD., THE CITY OF SAN ANTONIO, TEXAS, AND FIRST AMERICAN TITLE GUARANTY COMPANY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8 AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 1, 2019.

DATE OF MAP OR PLAT: APRIL 16, 2019

DAVID A. CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251
DCASANOVA @ PAPE-DAWSON.COM

STATE OF TEXAS — REGISTERED — DAVID A. CASANOVA — 4251 — PROFESSIONAL LAND SURVEYOR

NO.	REVISION	DATE

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 #100288-00

ALTA/NSPS LAND TITLE SURVEY

A 56.934 ACRE, OR 2,480,039 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING COMPRISED ALL OF LOTS 6 - 11, BLOCK 9, SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3 RECORDED IN VOLUME 9569, PAGE 211 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF THE 121.302 ACRE TRACT DESCRIBED IN VOLUME 9696, PAGE 1286 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, WHICH IS FURTHER DESCRIBED AS BEING ALL OF THE 8.24 ACRE VARIABLE WIDTH DRAINAGE EASEMENT SHOWN ON SAID SOUTHWEST BUSINESS AND TECHNOLOGY PARK, UNIT-3, IN NEW CITY BLOCK 11379 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO. 11770-00
DATE APRIL 2019
CHECKED AP DRAWN DDW
CIVIL JOB NO. 5742-10
REFERENCE: ---
SHEET 1 OF 1

PROJECT NAME: BILL MILLER SITE

Date: Apr 16, 2019, 11:17am - User ID: DWaugh
File: N:\Civil\11770-00\SURVEY\ALTA-00.dwg

REFERENCE: ---