

EXHIBIT "A"
FIELD NOTES/SURVEY OF ANNEXATION AREA

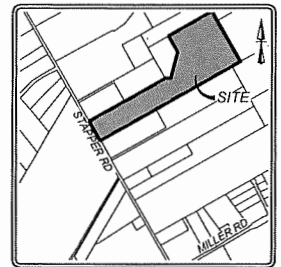
NOTES:

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 APPLICABLE 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.

- FIR
- SIR
- POB
- O.P.R.
- D.R.B.

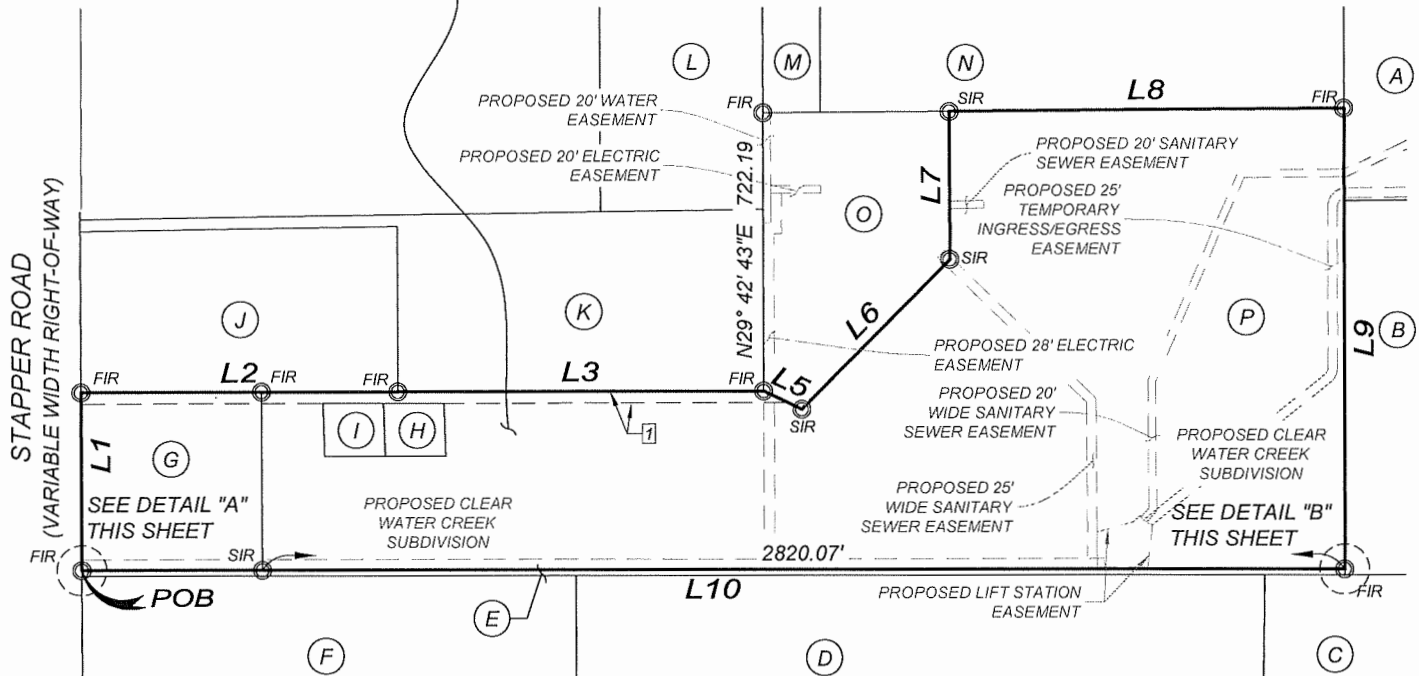
SYMBOL LEGEND

FOUND 1/2" IRON ROD OR AS NOTED
SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
POINT OF BEGINNING
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
DEED RECORDS OF BEXAR COUNTY, TEXAS

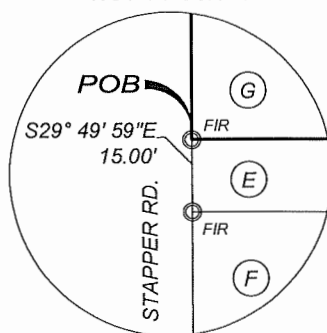


LOCATION MAP
NOT-TO-SCALE

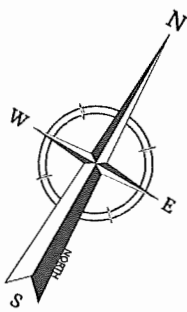
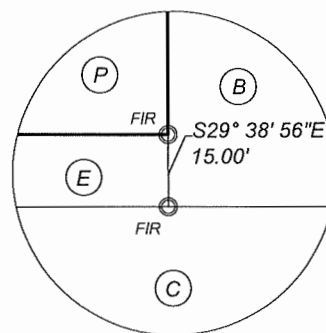
53.45 ACRE TRACT (2,328,334 SQ. FT.)



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



500 0 500 1000

SCALE: 1" = 500'

Linear unit of measure: US Survey Foot (1 ft = 1.2003937 m)



Engineering
& Design

www.colliersengineering.com

Formerly Known as



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53.45 ACRE TRACT
FOR
MOAIC LAND
DEVELOPMENT

SAINT HEDWIG
BEXAR COUNTY
TEXAS



Know what's below.
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PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
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DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE

STATE REQUIRED FILE NUMBER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALL811.COM



Engineering
& Design

SAN ANTONIO (KFW)
3421 Paeanos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TYPE Form: F-14029
TEPLS Form: 1019455

EXHIBIT

SCALE: AS SHOWN DATE: 07/16/24 DRAWN BY: CK CHECKED BY: CR
PROJECT NUMBER: 23000728 DRAWING NAME: 20-113 ELLIOT TRACT & CLEAR WATER EASEMENTS

SHEET TITLE: FIELD BOOK: XX PAGE: XX

SHEET 1

SHEET NUMBER: 1 of 2

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 APPLICABLE 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.



LOCATION MAP
NOT-TO-SCALE

PROPERTY LEGEND

- (A) 242.562 ACRE TRACT
SA KOSTA BROWNIE, LTD AND FAIR
OAKS MOSAIC TBY, LLC
(DOC. NO. 20180253543 O.P.R.)
- (B) 88.176 ACRE TRACT
CHARLES REAL AND DEBORAH REAL
(VOL. 6200, PG. 1851 O.P.R.)
- (C) 73.819 ACRE TRACT
CHARLES REAL AND DEBORAH REAL
(VOL. 1177, PG. 802 O.P.R.)
- (D) 20.30 ACRE TRACT
PATRICK WARREN WILKS AND ALICIA
JOY WILKS
(VOL. 16306, PG. 1487 O.P.R.)
- (E) 1 ACRE (A-5)
SA DO THE EVOLUTION, LLC.
(DOC. NO. 20210221865, O.P.R.)
- (F) 12.63 AC
PATRICK W. WILKS AND ALICIA J. WILKS
(DOC. NO. 20210186710 O.P.R.)
- (G) 5.000 ACRES (A-2)
SA EISELE LLC
(DOC. NO. 20210106472, O.P.R.)
- (H) 0.5003 ACRES (A-3)
SA DO THE EVOLUTION, LLC.
(DOC. 20210221865, O.P.R.)
- (I) 0.4998 ACRES (A-4)
SA DO THE EVOLUTION, LLC.
(DOC. NO. 20210221865, O.P.R.)
- (J) 7.990 AC
HERVEY RODRIGUEZ & MARIA J
SANCHEZ DE LA VEGA
(DOC. NO. 20220051289, O.P.R.)

- (K) TRACT 1
10.75 ACRE TRACT
FIRST SERVICE VENDING, INC.
(VOL. 16992, PG. 1569 O.P.R.)
- (L) TRACT 2
5.27 ACRE TRACT
FIRST SERVICE VENDING, INC.
(VOL. 16992, PG. 1569 O.P.R.)
- (M) TRACT II
1.0 ACRE TRACT
DONALD R. MAPLES
(VOL. 4340, PG. 1990, O.P.R.)
10.0 ACRE TRACT
PAULA L. MAPLES
AFFIDAVIT OF HEIRSHIP
(VOL. 13007, PG. 833, O.P.R.)
- (N) TRACT I
9.0 ACRE TRACT
DONALD R. MAPLES
(VOL. 4340, PG. 1990, O.P.R.)
CALLED THIRD TRACT
10.0 ACRE TRACT
PAULA L. MAPLES
AFFIDAVIT OF HEIRSHIP
(VOL. 13007, PG. 833, O.P.R.)
- (O) 6.829 ACRE TRACT
GREEN VALLEY SPECIAL UTILITY
DISTRICT
(DOC. NO. 20220041894, O.P.R.)
- (P) 54.280 ACRES (A-1)
SA DO THE EVOLUTION, LLC
(DOC. NO. 20210221865, O.P.R.)

EASEMENT LEGEND

- 1 30' WIDE TEMPORARY ACCESS
AND UTILITY EASEMENT
(DOC. NO. 20220041894 O.P.R.)



7/19/24
[Signature]
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 5672
EMAIL: TERESA.SEIDEL@COLLIERSENG.COM
DATE OF SURVEY: 07/17/2024
PROJECT NO.: 24000728
SIGNATURE APPLIES TO ALL SHEETS



Engineering
& Design

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KFW

53.45 ACRE TRACT
FOR
MOAIC LAND
DEVELOPMENT

SAINT HEDWIG
BEXAR COUNTY
TEXAS



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
OF EXCAVATION, DRILLING, OR
ANY PENETRATION OF THE EARTH'S SURFACE
ANYWHERE IN ANY STATE
STATE REQUIRED FILE NUMBER
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VISIT: WWW.CALL811.COM



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& Design

SAN ANTONIO (IFW)
3421 Pecos
Parkway
San Antonio, TX 78231
Phone: 210.979.8444
EMAIL: INFO@COLLIERSENG.COM
1001 River St. 1000
1001 River St. 1000

EXHIBIT

SCALE: AS SHOWN	DATE: 07/16/24	DRAWN BY: CK	CHECKED BY: CR
PROJECT NUMBER: 23060728		DRAWING TITLE: 20-113 ELLIOT TRACT & CLEAR WATER EASEMENTS	

SHEET TITLE: FIELD BOOK NO. PAGE NO.
SHEET 2

SHEET NUMBER:
2 of 2

**METES AND BOUNDS DESCRIPTION
FOR
A 53.45 ACRE TRACT**

A **53.45 acre** tract of land, situated in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, Bexar County, Texas, being all of a 5.000 acre tract as conveyed to SA Eisele, LLC of record in Document No. 20210106472 of the Official Public Records, Bexar County, Texas (O.P.R.), a 0.4998 acre tract, a 0.5003 acre tract, and a 54.280 acre tract, all as conveyed to SA Do the Evolution, LLC, of record in Document No. 20210221865, O.P.R., and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron in the northeast right-of-way line of Stapper Road, a variable width right-of-way, for the northwest corner of 1 acre tract as conveyed to SA Do the Evolution, LLC of record in Document No. 20210221865 O.P.R., and the southwest corner of the 5.000 acre tract and the tract described herein, from which a found $\frac{1}{2}$ " iron rod, for the northwest corner of a 12.63 acre tract as conveyed to Patrick W. Wilks and Alicia J. Wilks of record in Document No. 20210186710, O.P.R. and the southwest corner of the 1 acre tract bears S 29°49'59" E, a distance of 15.00 feet;

THENCE: N29°49'59"W, along and with the northeast right-of-way line of Stapper Road and the southwest line of the 5.000 acre tract, a distance of **462.86 feet** to a found $\frac{1}{2}$ " iron rod, for the southwest corner of a 7.990 acre tract as conveyed to Hervey Rodriguez and Maria J. Sanchez de la Vega of record in Document No. 20220051289 O.P.R., and the northwest corner of the 5.000 acre tract and of the tract described herein;

THENCE: N60°34'05"E, along and with the southeast line of the 7.990 acre tract and the northwest line of the 5.000 acre tract, at a distance of 470.50 feet to passing found $\frac{1}{2}$ " iron rod, for the north corner of the 5.000 acre tract and the west corner of the 54.280 acre tract, and continuing along the southeast line of the 7.990 acre tract and a northwest line of the 54.280 acre tract, for a total distance of **826.35 feet** to a found $\frac{1}{2}$ " iron rod, for the southeast corner of the 7.990 acre tract, the southwest corner of a 10.75 acre tract, called Tract I, as conveyed to First Service Vending, Inc. of record in Volume 16992, Page 1569, O.P.R., and an angle point of the 54.280 acre tract and of the tract described herein;

THENCE: N60°30'51"E, continuing along and with the southeast line of the 10.75 acre tract and the northwest line of the 54.280 acre tract, a distance of **954.59 feet** to found $\frac{1}{2}$ " iron rod, for the southeast corner of the 10.75 acre tract, the southwest corner of a 6.829 acre tract as conveyed to Green Valley Special Utility of record in Document No. 20220041894, O.P.R., an exterior corner of the 54.280 acre tract and of the tract described herein, from which a found $\frac{1}{2}$ " iron rod in the northeast line of a 5.27 acre tract, called Tract 2 as conveyed to First Service Vending, Inc. of record in Volume 16992, Page 1569 O.P.R., for the northwest corner of the 6.829 acre tract and the southwest corner of a 1.0 acre tract, called Tract II, as conveyed to Donald R. Maples of record in Volume 4340, Page 1990, O.P.R., bears N29°42'43"W, a distance of 722.19 feet,

THENCE: along and with the common lines of the 6.829 acre tract and the 54.280 acre tract, the following three (3) courses:

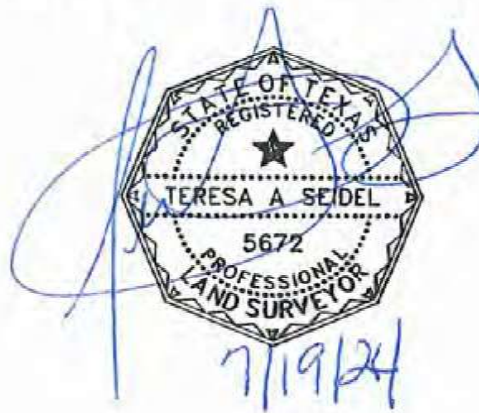
1. **N85°42'03"E**, a distance of **111.19 feet** to a set $\frac{1}{2}$ " iron rod with plastic cap stamped "CED SURVEY" (set CED), for an interior angle point of the tract described herein,
2. **N15°14'30"E**, a distance of **546.92 feet** to a set CED, for an interior angle point of the tract described herein,
3. **N29°51'39"W**, along a northeast line of said 6.829 acre tract, a distance of **383.36 feet**, to a set CED

in the southeast line of a 9.0 acre tract, called Tract I, as conveyed to Donald R. Maples of record in Volume 4340, Page 1990 O.P.R., for the northeast corner of the 6.829 acre tract, and a northwest corner of the 54.280 acre tract and of the tract described herein;

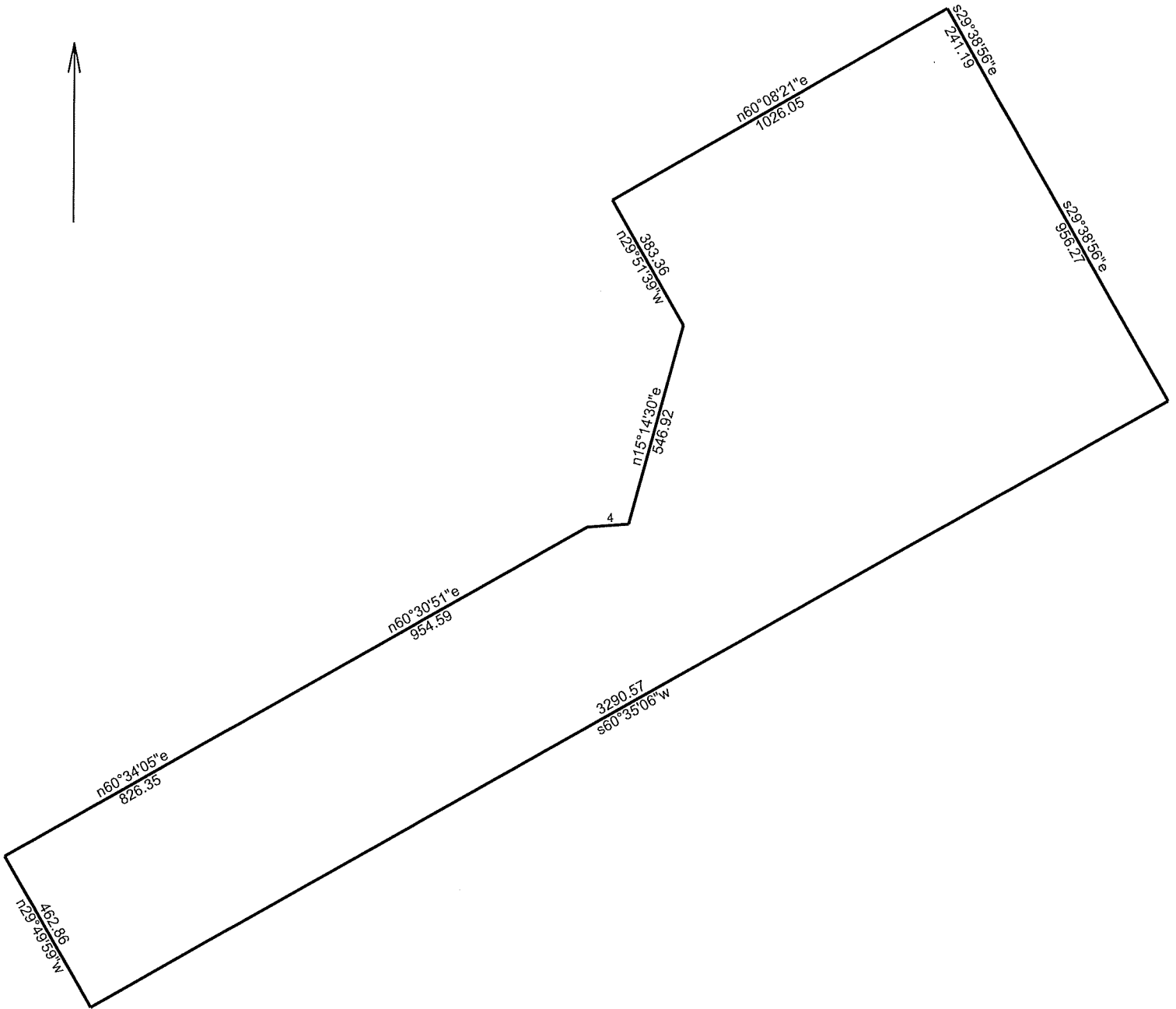
THENCE: N60°08'21"E, along and with the southwest line of the 9.00 acre tract and the northwest line of the 54.280 acre tract, a distance of **1026.05 feet** to a set CED in the southwest line of a 242.562 acre tract as conveyed to SA Kosta Brownie, LTD and Fair Oaks Mosaic TBY, LLC of record in Document No. 20180253543 O.P.R., for the southeast corner of the 9.00 acre tract and the northeast corner of the 54.280 acre tract and of the tract described herein;

THENCE: S29°38'56"E, along and with the southwest lines of the 242.562 acre tract and the 88.176 acre tract as conveyed to Charles Real and Deborah Real of record in Volume 6200, Page 1851 O.P.R., and the northeast line of the 54.280 acre tract, a distance of **1197.46 feet** to a set CED, for the north corner of the 1 acre tract and the southeast corner of the 54.280 acre tract and of the tract described herein, from which a found $\frac{1}{2}$ " iron rod, for the south corner of the 88.176 acre tract and the east corner of the 1.0 acre tract bears S 29°38'56" E, a distance of 15.00 feet;

THENCE: S60°35'06"W, along and with the northwest line of the 1 acre tract and the southeast line of the 54.280 acre tract, at a distance of 2820.07 feet passing a set CED, for southwest corner of the 54.280 acre tract and the southeast corner of the 5.000 acre tract, continuing along and with the northwest line of said 1 acre tract and the southeast line of the 5.000 acre tract, for a total distance of **3,290.57 feet** to the **POINT OF BEGINNING**, containing 53.45 acres, or 2,328,334 square feet, more or less in Bexar County, Texas. A tract being described in accordance with a survey and exhibit prepared by CED Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.



Job No.:	23000728
Prepared by:	CED Surveying
Date:	July 17, 2024
File:	S:\Draw 2020\20-113 Elliott Tract Subdivision\DOCS\53.45 ac Field Notes



7/17/2024

Scale: 1 inch= 398 feet

File: 53.4515 ac Boundary.ndp

Tract 1: 53.4515 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=8799 ft.

01 n29.4959w 462.86
02 n60.3405e 826.35
03 n60.3051e 954.59
04 n85.4203e 111.19
05 n15.1430e 546.92
06 n29.5139w 383.36
07 n60.0821e 1026.05

08 s29.3856e 241.19
09 s29.3856e 956.27
10 s60.3506w 3290.57

F.M. HWY. NO. 2538
(VARIABLE WIDTH RIGHT-OF-WAY)

M.J. RODRIGUEZ
SURVEY NO. 3
ABSTRACT NO. 17

C.B. 4019

78.601 ACRE TRACT

N60° 35' 46"E 1788.48'

CALLLED 15.008 ACRES
OWNER: LEROY MOODY, JR.
(DOC. 20200204539)
(BEING A PART OF A CALLED
34.503 ACRE TRACT, DESCRIBED
IN VOL. 7545, PG. 878 O.P.R.)

Line Table		
LINE #	LENGTH	DIRECTION
L1	136.32'	S74°09'10"E
L2	457.46'	S30°12'16"E
L3	71.64'	S16°21'13"W

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	1065.66'	1392.41'	043°51'02"	S52°03'00"E	1,039.85'

CALLLED 72.101 ACRES

CALLLED 6.47 ACRES

N29° 52' 25"W 1583.73'

CALLLED 77.00 ACRES
OWNER: HENRY STREY, JR.
(BEING A PART OF A CALLED
150 ACRE TRACT,
DESCRIBED IN
VOL. 468, PG. 455 O.P.R.)

CALLLED 5.00 ACRES
OWNER: GERALD W. KOENNING
& ANGELYN KOENNING
(VOL. 6847, PG. 210 O.P.R.)



STATE OF TEXAS:
COUNTY OF BEXAR:

"THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, 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."

Douglas A. Kramer
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
EMAIL: DKRAMER@KFWENGINEERS.COM
DATE OF EXHIBIT: 06/02/2021
PROJECT NO.: 21-071



LOCATION MAP
NOT-TO-SCALE



SCALE: 1"=400'
0' 400'

S60° 07' 38"W
2228.26'

(A) TRACT TWO
VOGES DENNIS
(VOL. 6946, PG. 109 O.P.R.)

(B) TRACT ONE
JAMES STUARTZ AND
SANDRA DUNCAN
(VOL. 12385, PG. 1997 O.P.R.)

SYMBOL LEGEND

- FIR ○ FOUND 1/2" IRON ROD
"AS NOTED"
- ⊗ TEXAS DEPARTMENT OF
TRANSPORTATION MONUMENT
TYPE I
- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY OF BEXAR
COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS

LOT 1
PLATE ESTABLISHING
OLD WEST SUBDIVISION
(VOL. 9526, PG. 43 D.P.R.)
CALLLED 20.00 ACRES
FLOR ORTEGA
(VOL. 16368, PG. 325)



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS)
1907 S. PETERSTRADE, AUSTIN, TEXAS, 78741
PHONE: 512-442-7722, FAX: 512-442-7444 • EMAIL: INFO@TBPELS.TEXAS.GOV

KFW
SURVEYING
3021 Farnham Pkwy, Suite 101, San Antonio, TX 78217
Phone: (210) 575-5444 • Fax: (210) 575-9881
Texas File # 1410555

EXHIBIT OF
A 78.601 ACRE TRACT OF LAND

REVISIONS:		ISSUE DATE:
JOB NO.:	21-071	
DATE:	06/02/2021	DESIGNER: DAK
DRAWN: AJS	CHECKED: DAK	

SHEET: 1 OF 1

**FIELD NOTES FOR
A 78.601 ACRE TRACT**

A 78.601 acre tract of land situate in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, C.B. 4019, Bexar County, Texas, said 78.601 acre tract being comprised of an approximate 6.47 acre tract being the same TRACT TWO conveyed unto Dennis Voges, recorded in Volume 6946, Page 109, Official Public Records of Bexar County, Texas (O.P.R.) and a called 72.101 acre tract being a part of TRACT ONE conveyed unto James Startz and Sandra Duncan, recorded in Volume 12385, Page 1997, O.P.R., said 78.601 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a found $\frac{1}{2}$ " iron rod with plastic cap stamped "HMT" for the southwestern corner of this tract and said 6.47 acre tract, the southeastern corner of a called 5.00 acre tract conveyed unto Gerald W. Koenning and Angelyn Koenning, recorded in Volume 6847, Page 910, O.P.R., on the northern right-of-way (ROW) of Miller Road (60' wide public ROW),

THENCE, N29°52'25"W, along the western boundary of this tract and said 6.47 acre tract, the eastern boundary of said 5.00 acre tract, the eastern boundary of a called 77.00 acre tract being a part of a called 150 acre tract conveyed unto Henry Strey, Sr., as described in Volume 468, Page 455, O.P.R., a distance of **1,583.73 Feet** to a found $\frac{1}{2}$ " iron rod with plastic cap stamped "HTM" for the northwestern corner of this tract and said 6.47 acre tract, the northeastern corner of said 77.00 acre tract, on the southern boundary of a called 20.00 acre tract conveyed unto Flor Ortega, recorded in Volume 16368, Page 325, O.P.R., also being the southern boundary of Lot 1, Old West Subdivision, recorded in Volume 9526, Page 43, Deed and Plat Records of Bexar County, Texas (D.P.R.);

THENCE, N60°35'46"E, along the northern boundary of this tract and said 6.47 acre tract and said 72.101 acre tract, the southern boundary of said 20.00 acre tract and said Lot 1 and the southern boundary of a called 15.008 acre tract conveyed unto LeRoy Moody, Jr., recorded in Document No. 20200204539 O.P.R., being a part of a called 34.503 acre tract as described in Volume 7545, Page 878, O.P.R., a distance of **1788.48 Feet** to a found $\frac{1}{2}$ " iron rod with plastic cap stamped "BAKER" for the northeastern corner of this tract and said 72.101 acre tract, the southeastern corner of said 15.008 acre tract, on the southwestern right-of-way of FM 2538 (80' wide public ROW);

THENCE, S74°09'10"E, along the northeastern boundary of this tract and said 72.101 acre tract, the southeastern right-of-way of FM 2538, a distance of **138.32 Feet** to a found TXDOT monument at the beginning of a curve;

THENCE, continuing along the northeastern boundary of this tract and said 72.101 acre tract, the southeastern right-of-way of FM 2538, a distance of **1,065.66 Feet** along a curve to the right having a radius of **1,392.41 Feet**, a central angle of **43°51'02"**, and a chord bearing and distance of **S52°03'00"E, 1,039.85 Feet** to a found ½" iron road with plastic cap stamped "HMT" at the end of the curve;

THENCE, S30°12'16"E, continuing along the northeastern boundary of this tract and said 72.101 acre tract, the southeastern right-of-way of FM 2538, a distance of **457.46 Feet** to a found TXDOT monument at the cutback right-of-way connecting the southwestern right-of-way of FM 2538 with the northwestern right-of-way of Miller Road;

THENCE, S16°21'13"W, along the eastern boundary of this tract and said 72.101 acre tract, the western right-of-way of said cutback right-of-way, a distance of **71.84 Feet** to a found TXDOT monument for a southeastern corner of this tract and said 72.101 acre tract on the northwestern right-of-way of Miller Road;

THENCE, S60°07'38"W, along the southeastern boundary of this tract and said 72.101 acre tract and said 6.47 acre tract, the northwestern right-of-way of Miller Road, a distance of **2,228.26 Feet** to the **POINT OF BEGINNING**.

CONTAINING: 78.601 ACRES, Bexar County, Texas, and being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22 TAC §663.21, 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."

Job No.: 21-071
Prepared by: KFW Surveying
Date: June 2, 2021
Updated:
File: S:\Draw 2021\21-071 Lily Trails Tract 72 acres Cat 1A\DOCS



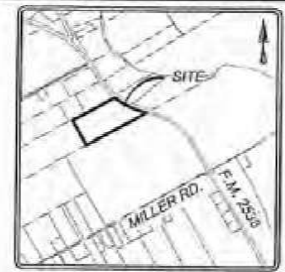
[Handwritten signature]



SCALE: 1"=400'



Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	564.42'	1472.39'	021°57'48"	S63°02'34"E	560.97'



LOCATION MAP
NOT-TO-SCALE

SYMBOL LEGEND

- CALCULATED POINT
- FIR FOUND 1/2" IRON ROD "AS NOTED"
- ⊠ TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I
- P.O.B. POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

F.M. HWY. NO. 2538
(VARIABLE WIDTH RIGHT-OF-WAY)

14.102 ACRE TRACT

CALLED 14.503 ACRES
OWNER: LEROY
MOODY, JR.
(DOC. 20200204529)

M.J. RODRIGUEZ
SURVEY NO. 3
ABSTRACT NO. 17

C.B. 4019

CALLED 72.101 ACRES
SA GIVEN TO FLY, LP
(DOC. 20210221863,
O.P.R.)

CALLLED 20.00 ACRES
OWNER: FLOR ORTEGA
(VOL. 16368, PG. 325)

CALLLED 6.47 ACRES
SA GIVEN TO FLY, LP
(DOC. 20210249030, O.P.R.)

CALLLED 77.00 ACRES
OWNER: HENRY STREY, JR.
(BEING A PART OF A CALLED 150
ACRE TRACT,
DESCRIBED IN
VOL. 468, PG. 455 O.P.R.)

Line Table		
LINE #	LENGTH	DIRECTION
L1	125.60'	S74°09'09"E
L2	554.35'	N29°31'09"W
L3	937.27'	N60°28'51"E
L4	138.32'	S74°09'09"E

STATE OF TEXAS:
COUNTY OF BEXAR:

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DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
EMAIL: DKRAMER@KFWENGINEERS.COM
DATE OF EXHIBIT: 10/12/2021
PROJECT NO.: 21-071



10-12-21



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Phone # (210) 979-5881 • Fax # (210) 979-5881
Email: info@kfw.com

EXHIBIT OF
A 14.102 ACRE TRACT OF LAND

REVISIONS		ISSUE DATE
JOB NO. 21-071		
DATE: 10/12/2021	DESIGNER: DAK	
DRAWN: AJS	CHECKED: DAK	

SHEET: 1 OF 1

**FIELD NOTES FOR
A 14.102 ACRE TRACT**

A 14.102 acre tract of land situate in the Maria Josefa Rodriguez Survey No. 3, Abstract No. 17, C.B. 4019, Bexar County, Texas, said 14.102 acre tract being the same Leroy O. Moody, Jr. called 14.503 acre tract recorded in Document No. 20200204529, Official Public Record of Bexar County, Texas (O.P.R.), said 14.102 tract being more particularly described by metes and bounds as follows;

BEGINNING at a found $\frac{1}{2}$ " iron rod with plastic cap stamped "BAKER" for the eastern corner of this tract, the northern corner of a called 72.101 acre tract conveyed unto SA Given to Fly, LP, recorded in Document No. 2021022186, O.P.R., on the southwestern right-of-way (ROW) of FM 2538 (80' wide public ROW), from which a found TXDOT monument bears S74°09'09"E, 138.32 feet, for reference;

THENCE, S60°35'46"W, along the southeastern boundary of this tract, the northwestern boundary of said 72.101 acre tract, a distance of **1,335.32 Feet** to a point for the southern corner of this tract, an eastern corner of a called 20.00 acre tract conveyed unto Flor Ortega, recorded in Volume 16368, Page 325, O.P.R., from which a found $\frac{1}{2}$ " iron rod with plastic cap stamped "HMT" for the northwestern corner of a called 6.47 acre tract, conveyed unto SA Given to Fly, LP, recorded in Document No. 20210249030, O.P.R. bears S60°35'46"W, 453.16 feet, for reference;

THENCE, N29°31'09"W, along the southwestern boundary of this tract, the northeastern boundary of said 20.00 acre tract, a distance of **554.35 Feet** to a point for the western corner of this tract, an interior corner of said 20.00 acre tract;

THENCE, N60°28'51"E, along the northwestern boundary of this tract, a southeastern boundary of said 20.00 acre tract, a distance of **937.27 Feet** to a point for the northern corner of this tract, a northeastern corner of said 20.00 acre tract, on the southwestern ROW of FM 2538;

THENCE, along the northeastern boundary of this tract, the southwestern ROW of FM 2538, a distance of **564.42 Feet** along the arc of a non-tangent curve to the left, having a radius of **1,472.39 Feet**, a central angle of **21°57'48"**, and a chord bearing and distance of **S63°02'34"E, for 560.97 Feet** to a found TXDOT monument;

THENCE, S74°09'09"E, continuing along the northeastern boundary of this tract, the southwestern ROW of FM 2538, by a line non-tangent to the last described curve, a distance of **125.60 Feet** to the **POINT OF BEGINNING**.

CONTAINING: 14.102 ACRES, Bexar County, Texas, and being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22 TAC §663.21, 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."

Job No.: 21-071
Prepared by: KFW Surveying
Date: October 12, 2021
Updated:
File: S:\Draw 2021\21-071 Lily Trails Tract 72 acres Cat 1A\DOCS



Douglas A. Kramer 10-12-21