# Z-2022-10700173

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. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.99983000889.

2. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GF NO.: 1-1615871, EFFECTIVE DATE JUNE 6, 2016, ISSUED DATE JULY 6, 2016.

LEGAL DESCRIPTION:
-TRACT 1: LOT 1, BLOCK 1, NEW CITY BLOCK 6230, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF SAID LOT SAVE AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE CITY OF SAN ANTONIO BY WARRANTY DEEDS RECORDED IN VOLUME 8925, PAGE 960, AND VOLUME 8925, PAGE 1037, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
-TRACT 2: A TRACT OF LAND CONTAINING 1.228 ACRES, MORE OR LESS, BEING OUT OF LOTS 2 THROUGH 12 AND 14, NEW CITY BLOCK 6230, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DESCRIBED AS TRACT NO. 7 IN WARRANTY DEED RECORDED IN VOLUME 3901, PAGE 1408, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF SAN ANTONIO BY WARRAMTY DEED RECORDED IN VOLUME 8925, PAGE 955, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
-TRACT 3: A TRACT OF LAND CONTAINING 0.235 ACRE, MORE OR LESS, BEING OUT OF LOT 7, NEW CITY BLOCK 6230, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DESCRIBED AS TRACT NO. 9 IN WARRANTY DEED RECORDED IN VOLUME 3901, PAGE 1408, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
-TRACT 4: A TRACT OF LAND CONTAINING 0.175 ACRE, MORE OR LESS, BEING OUT OF LOTS 6 & 7, NEW CITY BLOCK 6230, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, DESCRIBED AS TRACT NO. 10 IN WARRANTY DEED RECORDED IN VOLUME 3901, PAGE 1408, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
-TRACT 5: A TRACT OF LAND CONTAINING 0.198 ACRE, MORE OR LESS, BEING OUT OF LOTS 4, 5, AND 6, NEW CITY BLOCK 6230, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS,DESCRIBED AS TRACT NO. 11 IN WARRANTY DEED RECORDED IN VOLUME 3901, PAGE 1408, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
-TRACT 6: A TRACT OF LAND CONTAINING 0.20 ACRE, MORE OR LESS, BEING OUT OF LOTS 2, 3, 4, AND 5, NEW CITY BLOCK 6230, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 10630, PAGE 2195, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

SCHEDULE B:
1. RESTRICTIVE COVENANTS OF RECORD
VOLUME 763 PAGE 450 - APPLIES
10.
a. RIGHTS OF PARTIES IN POSSESSION

3. THE REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 365 OF 785, COMMUNITY PANEL NO. 48029C0365G, DATED SEPTEMBER 29, 2010 AND UPDATED TO REFLECT LOMR DATED OCTOBER 21, 2013.

4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.

5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.

6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

7. UNDERGROUND UTILITIES WERE SCALED FROM UTILITY MAP RECEIVED FROM SAWS AND CPS AND PLACED USING PHYSICAL EVIDENCE VERIFIED IN THE FIELD.

8. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

9. ZONING REQUIREMENTS:

SOURCE OF ZONING INFORMATION: CITY OF SAN ANTONIO PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
PHONE NUMBER: (210) 207-0147

THE EFFECTIVE DATE OF THE CURRENT ZONING REQUIREMENTS IS 4/9/2015.

PORTIONS OF THE SUBJECT TRACTS ARE ZONED: C-3NA, RM-4 & I/R - BASED ON THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT GIS SITE FOUND BY NAVIGATING TO THE FOLLOWING SITE:
HTTPS://GIS.SANANTONIO.GOV/FDS/ONESTOPINDEX.HTML

BUILDING SETBACK REQUIREMENTS FOR C3-NA

| | |
|---|---|
| -FRONT: | N/A |
| -SIDE: | 30[4] |
| -BACK: | 30[4] |
| -BUILDING HEIGHT RESTRICTIONS/NO. OF STORIES: | 35' |
| -FLOOR SPACE AREA RESTRICTIONS: | N/A |

[4] APPLIES ONLY TO THE SETBACK AREA MEASURED FROM A LOT LINE WHICH ABUTS A RESIDENTIAL USE OR RESIDENTIAL ZONING DISTRICT. THE SIDE OR REAR SETBACK SHALL BE ELIMINATED WHERE THE USE DOES NOT ABUT A RESIDENTIAL USE OR RESIDENTIAL ZONING DISTRICT OR THE LINE ACTS TO ARE SEPARATED BY A PUBLIC RIGHT-OF-WAY. THE INDICATED SETBACK WOULD NOT APPLY IF THE SUBJECT PROPERTY ADJOINS A RESIDENTIALLY ZONED PROPERTY (SINGLE-FAMILY OR MULTI-FAMILY) WHICH IS OCCUPIED BY AN EXISTING NONRESIDENTIAL USE SUCH AS A PUBLIC OR PRIVATE USE SCHOOL, CHURCH, PARK AND/OR GOLF COURSE.

BUILDING SETBACK REQUIREMENTS FOR RM-4:

| | |
|---|---|
| -LOT SIZE (MIN): | 4,000 |
| -DENSITY (MAX)(UNITS/ACRE): | 11 |
| -STREET FRONTAGE (MIN): | 15 |
| -WIDTH (MIN): | 15 |
| -WIDTH (MAX): | 80 |
| -FRONT: | 10 |
| -SIDE: | 5 |
| -BACK: | 10 |
| -BUILDING HEIGHT RESTRICTIONS/NO. OF STORIES: | 35' / 3 |
| -FLOOR SPACE AREA RESTRICTIONS: | N/A |

BUILDING SETBACK REQUIREMENTS FOR R-6:

| | |
|---|---|
| -LOT SIZE (MIN): | 6,000 |
| -DENSITY (MAX)(UNITS/ACRE): | 7 |
| -STREET FRONTAGE (MIN): | 30 |
| -WIDTH (MIN): | 50 |
| -WIDTH (MAX): | 150 |
| -FRONT: | 10 |
| -SIDE: | 5 |
| -BACK: | 20 |
| -BUILDING HEIGHT RESTRICTIONS/NO. OF STORIES: | 35' / 2-1/2 |
| -FLOOR SPACE AREA RESTRICTIONS: | N/A |

10. THE SUBJECT TRACT ADJOINS S. FLORES ST, PLEASANTON RD AND TOUDOUZE ST., ALL PUBLIC RIGHT-OF-WAYS.

11. THE EAST SIDE OF THE BUILDING LOCATED ON TRACT A ENCROACHES INTO THE RIGHT-OF-WAY OF SOUTH FLORES ST, AS SHOWN ON THIS SURVEY.

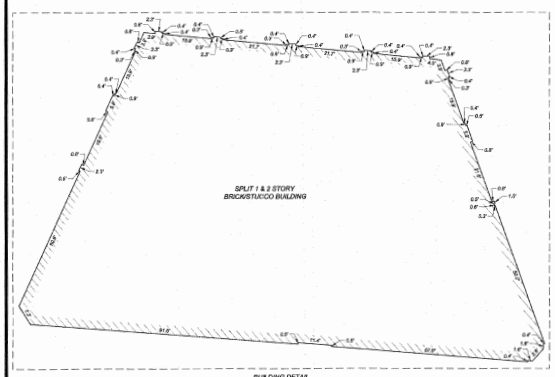
12. FENCES AND RETAINING WALLS MEANDER ALONG BOUNDARY LINES.

13. TRACT B CONSISTS OF THE FOLLOWING PARCELS:
ALL OF A CALLED 0.20 ACRE TRACT
ESTATE OF GENOVEVA V. GARZA
(VOL. 10630 PG. 2195 O.P.R.)
ALL OF A CALLED 0.198 ACRE TRACT (NO. 11)
ALL OF A CALLED 0.175 ACRE TRACT (NO. 10)
ALL OF A CALLED 0.235 ACRE TRACT (NO. 9)
A PORTION OF A CALLED 1.228 ACRE TRACT (NO. 7)
SALVADOR & GENOVEVA GARZA
(VOL. 3901 PG. 1408 O.P.R.)

## PARKING SPACE COUNT

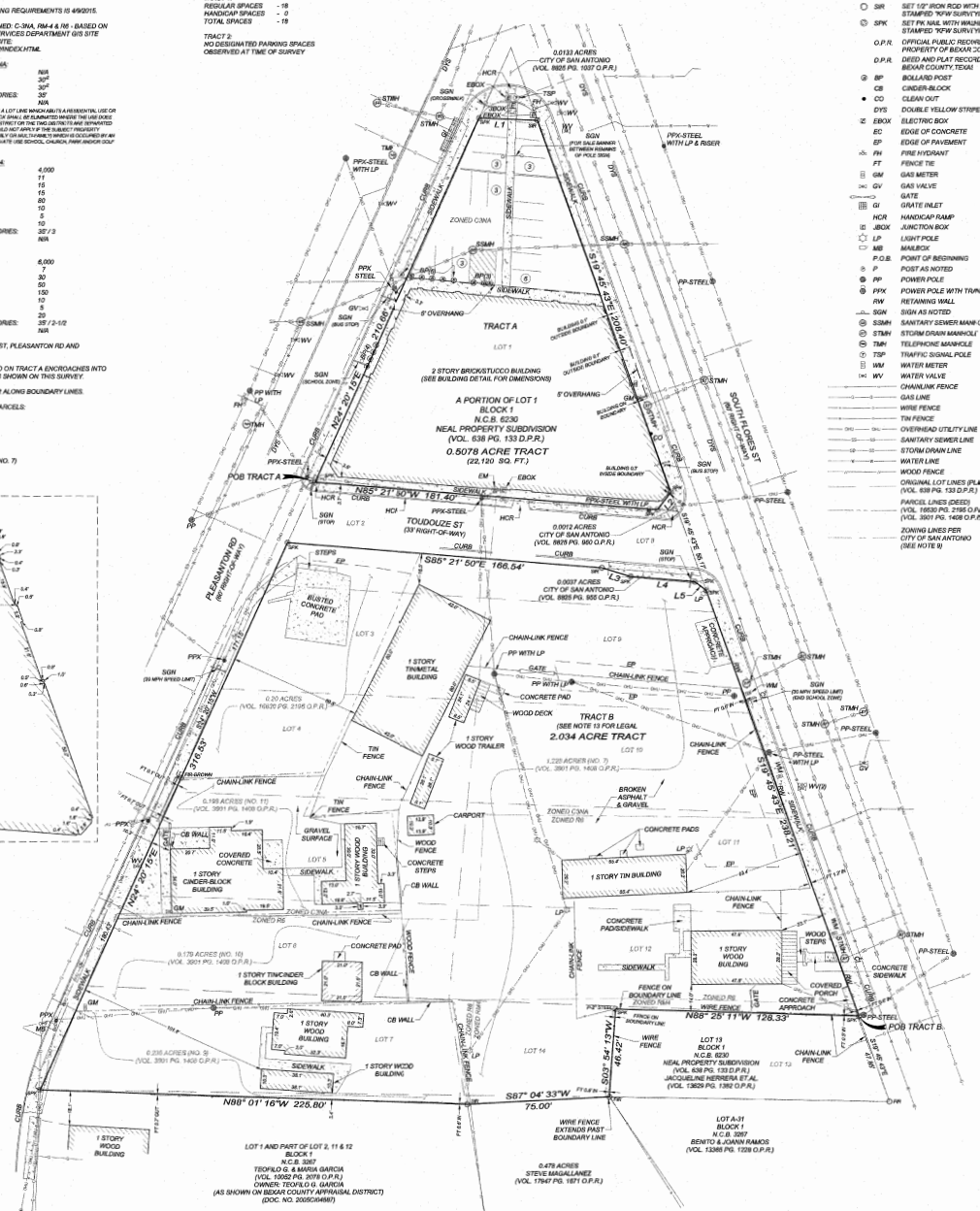
TRACT 1:
REGULAR SPACES - 18
HANDICAP SPACES - 0
TOTAL SPACES - 18

TRACT 2:
NO DESIGNATED PARKING SPACES OBSERVED AT TIME OF SURVEY




BUILDING DETAIL
SCALE: 1" = 20'

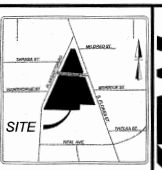
| Line Table | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L1 | 30.67 | S87°40'41"E |
| L2 | 11.66 | S37°16'31"W |
| L3 | 15.78 | S73°26'54"E |
| L4 | 34.02 | S85°10'56"E |
| L5 | 7.57 | S52°42'08"E |




## SYMBOL LEGEND

| | |
|---|---|
| FIR | FOUND 1/2" IRON ROD/CM AS NOTED |
| SIR | SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING" |
| SPK | SET PK NAIL WITH WASHER STAMPED "KFW SURVEYING" |
| O.P.R. | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS |
| D.P.R. | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| BP | BOLLARD POST |
| CB | CINDER-BLOCK |
| CO | CLEAN OUT |
| DYS | DOUBLE YELLOW STRIPE |
| EBOX | ELECTRIC BOX |
| EC | EDGE OF CONCRETE |
| EP | EDGE OF PAVEMENT |
| FH | FIRE HYDRANT |
| FT | FENCE TIE |
| GM | GAS METER |
| GV | GAS VALVE |
| | GATE |
| GI | GRATE INLET |
| HCR | HANDICAP RAMP |
| JBOX | JUNCTION BOX |
| LP | LIGHT POLE |
| MB | MAILBOX |
| P.O.B. | POINT OF BEGINNING |
| P | POST AS NOTED |
| PP | POWER POLE |
| PPX | POWER POLE WITH TRANSFORMER |
| RW | RETAINING WALL |
| SIGN | SIGN AS NOTED |
| SSMH | SANITARY SEWER MANI-OLE |
| STMH | STORM DRAIN MANHOLI |
| TMH | TELEPHONE MANHOLE |
| TSP | TRAFFIC SIGNAL POLE |
| WM | WATER METER |
| WV | WATER VALVE |
| | CHAIN/LINK FENCE |
| | GAS LINE |
| | WIRE FENCE |
| | TIN FENCE |
| OHU | OVERHEAD UTILITY LINE |
| | SANITARY SEWER LINE |
| | STORM DRAIN LINE |
| | WATER LINE |
| | WOOD FENCE |
| | ORIGINAL LOT LINES (PLAT) (VOL. 638 PG. 133 D.P.R.) |
| | PARCEL LINES (DEED) (VOL. 10630 PG. 2195 O.P.R.) (VOL. 3901 PG. 1408 O.P.R.) |
| | ZONING LINES PER CITY OF SAN ANTONIO (SEE NOTE 9) |

SCALE : 1"=30'
0' 30' 90'
60'




LOCATION MAP
NOT-TO-SCALE

ADDRESS: 202 PLEASANTON RD
SAN ANTONIO, TX, 78214

FIELD NOTES
FOR
A 0.5078 OF AN ACRE TRACT
(TRACT A)

A 0.5078 OF AN ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1, N.C.B. 6230 OF THE H.A. NEAL PROPERTY SUBDIVISION PLAT OF RECORD IN VOLUME 638 PAGE 133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.5078 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET PK NAIL WITH A WASHER STAMPED "KFW SURVEYING" AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PLEASANTON ROAD AND THE NORTH RIGHT-OF-WAY LINE OF TOUDOUZE STREET, FOR THE SOUTHWEST CORNER OF LOT 1 AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND ½" IRON ROD WITH A PLASTIC CAP STAMPED "BROWN" IN THE EAST RIGHT-OF-WAY LINE OF PLEASANTON ROAD, FOR THE SOUTHWEST CORNER OF A CALLED 0.20 ACRE TRACT OF LAND AS CONVEYED TO THE ESTATE OF GENOVEVA V. GARZA OF RECORD IN VOLUME 10630 PAGE 2195 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND THE NORTHWEST CORNER OF A CALLED 0.198 ACRE TRACT OF LAND (NO. 11) AS CONVEYED TO SALVADOR AND GENOVEVA GARZA OF RECORD IN VOLUME 3901 PAGE 1408 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEARS, S 19° 45' 43" E, A DISTANCE OF 209.44 FEET;

THENCE: N 24° 20' 15" E, ALONG AND WITH THE EAST RIGHT-OF-WAY LINE OF PLEASANTON ROAD AND THE WEST LINE OF LOT 1, A DISTANCE OF 210.66 FEET TO A SET PK NAIL WITH A WASHER STAMPED "KFW SURVEYING" FOR THE SOUTHWEST CORNER OF A CALLED 0.0133 ACRE TRACT OF LAND AS CONVEYED TO THE CITY OF SAN ANTONIO OF RECORD IN VOLUME 8925 PAGE 1037 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: S 87° 40' 41" E, ALONG AND WITH THE SOUTH LINE OF A CALLED 0.0133 ACRE TRACT, A DISTANCE OF 30.67 FEET TO A SET PK NAIL WITH A WASHER STAMPED "KFW SURVEYING" IN THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORES STREET, THE EAST LINE OF LOT 1, FOR THE SOUTHEAST CORNER OF THE 0.0133 ACRE TRACT AND THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: S 19° 45' 43" E, ALONG AND WITH THE WEST LINE OF SOUTH FLORES STREET AND THE EAST LINE OF LOT 1, A DISTANCE OF 209.40 FEET TO A SET PK NAIL WITH A WASHER STAMPED "KFW SURVEYING" FOR THE NORTH CORNER OF A CALLED 0.0012 ACRE TRACT OF LAND AS CONVEYED TO THE CITY OF SAN ANTONIO OF RECORD IN VOLUME 9825 PAGE 960 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND FOR A SOUTHEAST EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND ½" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORES STREET, FOR THE SOUTHEAST CORNER OF LOT 13, BLOCK 1, N.C.B. 6230 OF THE H.A. NEAL PROPERTY SUBDIVISION PLAT AND THE NORTHEAST CORNER OF LOT A-31, BLOCK 1, N.C.B. 3267 AS DESCRIBED IN VOLUME 3947 PAGE 800 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEARS, S 19° 45' 43" E, A DISTANCE OF 81.89 FEET;

THENCE: S 85° 21' 50" E, ALONG AND WITH THE NORTH RIGHT-OF-WAY LINE OF TOUDOUZE STREET AND THE SOUTH LINE OF LOT 1, A DISTANCE OF 181.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.5078 OF AN ACRE OR 22,120 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 (2011) TEXAS STATE PLANE SOUTH CENTRAL ZONE, 4204. DISTANCES RECITED HEREIN ARE SURFACE DISTANCES USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99983000889.

FIELD NOTES
FOR
A 2.034 ACRE TRACT
(TRACT B)

A 2.034 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS AND BEING A PORTION OF LOTS 2 AND 8, AND ALL OF LOTS 3-7, 10-12 AND 14, BLOCK 1, N.C.B. 6230 OF THE H.A. NEAL PROPERTY SUBDIVISION PLAT OF RECORD IN VOLUME 638 PAGE 133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING ALL OF A CALLED 0.20 ACRE TRACT OF LAND AS CONVEYED TO THE ESTATE OF GENOVEVA V. GARZA OF RECORD IN VOLUME 10630 PAGE 2195 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 0.198 ACRE TRACT OF LAND (NO. 11), ALL OF A CALLED 0.175 ACRE TRACT OF LAND (NO. 10), ALL OF A CALLED 0.235 ACRE TRACT OF LAND (NO. 9) AND A PORTION OF A CALLED 1.228 ACRE TRACT OF LAND (NO. 7), ALL AS CONVEYED TO SALVADOR AND GENOVEVA GARZA OF RECORD IN VOLUME 3901 PAGE 1408 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 2.034 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET PK NAIL WITH A WASHER STAMPED "KFW SURVEYING" IN THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORES STREET, FOR THE NORTHEAST CORNER OF LOT 13, BLOCK 1, N.C.B. 6230 OF THE H.A. NEAL PROPERTY SUBDIVISION PLAT, FOR THE SOUTHEAST CORNER OF LOT 12, A SOUTHEAST CORNER OF THE 1.228 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, FROM WHICH A FOUND ½" IRON ROD IN THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORES STREET, FOR THE SOUTHEAST CORNER OF LOT 13, BLOCK 1, N.C.B. 6230 OF THE H.A. NEAL PROPERTY SUBDIVISION PLAT AND THE NORTHEAST CORNER OF LOT A-31, BLOCK 1, N.C.B. 3267 AS DESCRIBED IN VOLUME 3947 PAGE 800 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS BEARS, S 19° 45' 43" E, A DISTANCE OF 81.89 FEET;

THENCE: DEPARTING THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORES STREET AND ALONG AND WITH THE COMMON LINES BETWEEN THE 1.228 ACRE TRACT AND LOT 13, THE FOLLOWING TWO (2) COURSES:
1. N 88° 25' 11" W, A DISTANCE OF 128.33 FEET TO A SET PK NAIL WITH A WASHER STAMPED "KFW SURVEYING" FOR THE COMMON CORNER OF LOTS 12-14, AN INTERIOR CORNER OF THE 1.228 ACRE TRACT AND THE TRACT DESCRIBED HEREIN, AND
2. S 03° 54' 13" W, A DISTANCE OF 46.42 FEET TO A FOUND ½" IRON ROD FOR THE NORTHWEST CORNER OF LOT A-31, THE NORTHEAST CORNER OF A CALLED 0.478 ACRE TRACT OF LAND AS CONVEYED TO STEVE MAGALLANEZ OF RECORD IN VOL./DOC./PAGE 1871 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE SOUTHEAST CORNER OF LOT 14, THE SOUTHWEST CORNER OF LOT 13, A SOUTHEAST CORNER OF THE 1.228 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: S 87° 04' 33" W, ALONG AND WITH THE SOUTH LINE OF LOT 14, THE NORTH LINE OF THE 0.478 ACRE TRACT AND A SOUTH LINE OF THE 1.228 ACRE TRACT, A DISTANCE OF 75.00 FEET TO A SET ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE SOUTHWEST CORNER OF LOT 14 AND THE 1.228 ACRE TRACT, THE NORTHWEST CORNER OF THE 0.478 ACRE TRACT, THE SOUTHEAST CORNER OF LOT 7 AND THE 0.235 ACRE TRACT, AN EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: N 88° 01' 16" W, ALONG AND WITH THE SOUTH LINE OF LOT 7 AND THE 0.235 ACRE TRACT, A DISTANCE OF 225.80 FEET TO A SET ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" IN THE EAST RIGHT-OF-WAY LINE OF PLEASANTON ROAD, FOR THE SOUTHWEST CORNER OF LOT 7, THE 0.235 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: N 24° 20' 15" E, ALONG AND WITH THE EAST RIGHT-OF-WAY LINE OF PLEASANTON ROAD, THE WEST LINES OF LOTS 7-2, THE 0.235 ACRE TRACT, THE 0.175 ACRE TRACT AND THE 0.198 ACRE TRACT, A DISTANCE OF 180.45 FEET PASSING A FOUND ½" IRON ROD WITH A PLASTIC CAP STAMPED "BROWN" FOR THE NORTHWEST CORNER OF THE 0.198 ACRE TRACT AND THE SOUTHWEST CORNER OF THE 0.20 ACRE TRACT, AND CONTINUING ALONG AND WITH THE EAST RIGHT-OF-WAY LINE OF PLEASANTON ROAD AND THE WEST LINE OF THE 0.20 ACRE TRACT, A TOTAL DISTANCE OF 316.53 FEET TO A SET PK NAIL WITH A WASHER STAMPED "KFW SURVEYING" IN THE SOUTH RIGHT-OF-WAY LINE OF TOUDOUZE STREET, FOR THE NORTHWEST CORNER OF THE 0.20 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: S 85° 21' 50" E, ALONG AND WITH THE SOUTH LINE OF TOUDOUZE STREET, THE NORTH LINE OF THE 0.20 ACRE TRACT AND THE 1.228 ACRE TRACT, A DISTANCE OF 166.54 FEET TO A SET ½" IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" FOR THE WEST CORNER OF A CALLED 0.0037 ACRE TRACT OF LAND AS CONVEYED TO THE CITY OF SAN ANTONIO OF RECORD IN VOLUME 8925 PAGE 955 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND FOR A NORTHEAST EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: ALONG AND WITH THE SOUTH LINE OF THE 0.0037 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:
1. S 73° 26' 54" E, A DISTANCE OF 15.78 FEET TO A SET PK NAIL WITH A WASHER STAMPED "KFW SURVEYING" FOR AN EXTERIOR CORNER OF THE 0.0037 ACRE TRACT AND AN INTERIOR CORNER OF THE TRACT DESCRIBED HEREIN,
2. S 85° 10' 56" E, A DISTANCE OF 34.02 FEET TO A SET PK NAIL WITH A WASHER STAMPED "KFW SURVEYING" FOR AN INTERIOR CORNER OF THE 0.0037 ACRE TRACT AND A NORTHEAST EXTERIOR CORNER OF THE TRACT DESCRIBED HEREIN, AND
3. S 52° 39' 08" E, A DISTANCE OF 7.57 FEET TO A SET PK NAIL WITH A WASHER STAMPED "KFW SURVEYING" IN THE WEST RIGHT-OF-WAY LINE OF SOUTH FLORES STREET, IN THE EAST LINE OF LOT 8 AND THE 1.228 ACRE TRACT, FOR THE SOUTH CORNER OF THE 0.0037 ACRE TRACT AND FOR THE MOST EASTERLY NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: S 19° 45' 43" E, ALONG AND WITH THE WEST LINE OF SOUTH FLORES STREET, THE EAST LINES OF LOTS 8-12 AND THE EAST LINE OF THE 1.228 ACRE TRACT, A DISTANCE OF 228.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.034 ACRES, 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 (2011) TEXAS STATE PLANE SOUTH CENTRAL ZONE, 4204. DISTANCES RECITED HEREIN ARE SURFACE DISTANCES USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99983000889.

STATE OF TEXAS:
COUNTY OF BEXAR:

TO FIRST AMERICAN TITLE INSURANCE COMPANY, REATA ASSETS INVESTMENTS AND DEVELOPMENT, LLC. AND THE ESTATE OF SALVADOR G. GARZA:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A), 7(A), 8-9, 11 AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/05/2016.

8/17/2016

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6538
EMAIL: KPRESSLER@KFWENGINEERS.COM
DATE OF SURVEY: 08/05/2016
PROJECT NO.: 16-085

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 156 MC-256 AUSTIN, TX 78753
PHONE: 512-239-5200 / FAX: 512-239-5233

KFW SURVEYING
3421 Paesanos Pkwy, Suite 201, San Antonio, TX 78231
(210) 979-8444 FIRM # 10124300
TBPLS Firm # 10124300

REVISIONS
ISSUE DATE

ALTA/NSPS LAND TITLE SURVEY OF

TRACT A: A 0.5078 OF AN ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS AND BEING A PORTION OF LOT 1, BLOCK 1, N.C.B. 6230 OF THE H.A. NEAL PROPERTY SUBDIVISION PLAT OF RECORD IN VOLUME 638 PAGE 133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.5078 OF AN ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT B: A 2.034 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS AND BEING A PORTION OF LOTS 2 AND 8, AND ALL OF LOTS 3-7, 10-12 AND 14, BLOCK 1, N.C.B. 6230 OF THE H.A. NEAL PROPERTY SUBDIVISION PLAT OF RECORD IN VOLUME 638 PAGE 133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING ALL OF A CALLED 0.20 ACRE TRACT OF LAND AS CONVEYED TO THE ESTATE OF GENOVEVA V. GARZA OF RECORD IN VOLUME 10630 PAGE 2195 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 0.198 ACRE TRACT OF LAND (NO. 11), ALL OF A CALLED 0.175 ACRE TRACT OF LAND (NO. 10), ALL OF A CALLED 0.235 ACRE TRACT OF LAND (NO. 9) AND A PORTION OF A CALLED 1.228 ACRE TRACT OF LAND (NO. 7), ALL AS CONVEYED TO SALVADOR AND GENOVEVA GARZA OF RECORD IN VOLUME 3901 PAGE 1408 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

JOB NO.: 16-085
DATE: 08/17/2016
DRAWN: MEC CHECKED: KLP

SHEET NUMBER:
1 of 1

Date: Aug 17, 2016, 8:42am User ID: mcalvera
P:\Civil 3D Projects\16-085 Neal St Project\16-085 Plans 11 Tri.dwg