

Field Notes for a Tract of Land  
Containing 1.334 acre (58,120.07 square feet)

A 1.334 acre tract (58,120.07 square feet) tract of land situated in the Henry Kloppenberg Survey No. 193, Abstract No. 399, Bexar County, Texas, being a portion of Sumack Drive, a 60-foot right of way, Kimball Drive, a 50-foot right of way, and Haven Drive, a 60-foot right of way, all as shown on subdivision plat of Rollingwood Estates Unit 3 as recorded in Volume 2805, Page 2, of the Official Public Records of Bexar County, Texas.

NOTE: Reference is made to tracts conveyed to JUV Properties, LLC, by General Warranty Deed as recorded in Document Number 20170177903 of the Official Public Records of Bexar County, Texas. These tracts include portions of Block 16, New City Block 18106, Block 17, New City Block 18107, Block 20, New City Block 18110, and Block 21, New City Block 18111, as shown on said subdivision plat of Rollingwood Estates Unit 3. The portions of Sumack Drive, Kimball Drive, and Haven Drive described below adjoin those Blocks and the JUV Properties, LLC, tracts.

Said 1.334 acre tract (58,120.07 square feet) tract of land being more particularly described as follows:

**Beginning** at a found 3/4" pipe on the southeasterly right of way line of said Sumack Drive, being on the northwest boundary of said JUV Properties, LLC, Texas, Block 17, having Texas State Plane coordinates of N: 13,720,922.79, E: 2,091,219.08, and being the northeast corner of the herein described tract;

**Thence**, with the southeasterly right of way line of said Sumack Drive, being the northwest boundary of said JUV Properties, LLC, Block 17, South 43 degrees 54 minutes 53 seconds West, a distance of 250.16 feet, to a found 1/2" pipe, at the intersection of the southeast right of way line of said Sumack Drive and the northeast right of way line of said Kimball Drive, being an interior corner in the herein described tract;

**Thence**, with the northeast right of way line of said Kimball Drive, being the southwest boundary of said JUV Properties, LLC, Block 17, South 46 degrees 07 minutes 24 seconds East, a distance of 361.42 feet, to a point, on the southeast terminus line of said Kimball Drive, being the northwest boundary of Lot 6, Block 11, New City Block 18101, as conveyed to Ingram North Loop, LLC, by Special Warranty Deed as recorded in Document Number 20170241826, of the Official Public Records of Bexar County, Texas, being a southeast corner of the herein described tract;

**Thence**, with the northwest boundary of said Lot 6, Block 11, South 41 degrees 46 minutes 05 seconds West, a distance of 49.85 feet, to a point on the southwest terminus line of said Kimball Drive, and being a south corner of the herein described tract,

**Thence**, with the southwest right of way line said Kimball Drive, being the northeast boundary of said JUV Properties, LLC, Block 21, North 46 degrees 07 minutes 24 seconds West, a distance of 200.00 feet, to a found 1/2" pipe, at the intersection of the southwest right of way line of said Kimball Drive and the southeast right of way line of said Haven Drive, and being an interior corner in the herein described tract;

**Thence**, with the southeast right of way line of said Haven Drive, being the northwest boundary of said JUV Properties, LLC, Block 21, South 43 degrees 51 minutes 23 seconds West, a distance of 400.43 feet, to a found 3/4" pipe, being the most southerly southwest corner of the herein described tract;

**Thence**, over and across said Haven Drive, North 46 degrees 09 minutes 58 seconds West, a distance of 60.00 feet, to a point on the northwesterly right of way line of said Haven Drive, being the southeast boundary of said JUV Properties, LLC, Block 20, being the most northerly southwest corner of the herein described tract;

**Thence**, with the northwest right of way line said Haven Drive, being the southeast boundary of said JUV Properties, LLC, Block 20, North 43 degrees 51 minutes 23 seconds East, a distance of 400.47 feet, to a found pipe (pinched), at the intersection of the northwest right of way line of said Haven Drive and the southwest right of way line of said Kimball Drive, and being an interior corner in the herein described tract;

**Thence**, with the southwest right of way line of said Kimball Drive, being the northeast boundary of said JUV Properties, LLC, Block 20, North 46 degrees 07 minutes 24 seconds West, a distance of 163.47 feet, to a point, being the south corner of a 0.0605 acre tract as conveyed to JUV Properties, LLC by Quitclaim Deed as recorded in Document Number 20210150787, of the Official Public Records of Bexar County, Texas, and being the west corner of the herein described tract;

**Thence**, with the southeast boundary of said 0.0605 acre tract, being the northwest right of way line of said Sumack Drive, North 44 degrees 11 minutes 26 seconds East, passing the east corner of said 0.0605 acre tract, being a south corner of a 1.278 acre tract as conveyed to Adam Valenzuela by Correction Warranty Deed as recorded in Document Number 20120234112, of the Official Public Records of Bexar County, Texas, and continuing said course, for a total distance of 49.93 feet, to a found pipe (pinched), being an angle point in the herein described tract;

**Thence**, continuing with the northwest right of way line of said Sumack Drive, being the southeast boundary of said 1.278 acre tract, North 43 degrees 54 minutes 53 seconds East, passing the south corner of a 0.341 of an acre tract as conveyed to JUV Properties, LLC by Special Warranty Deed as recorded in Document Number 20190263062, of the Official Public Records of Bexar County, Texas, and continuing said course passing the east corner of said 0.341 of an acre tract, being the south corner of a 0.004 of an acre tract (designated as Part II), as conveyed to The State of Texas by Deed as recorded in Volume 7211, Page 683, of the Official Public Records of Bexar County, Texas, and continuing said course, for a total distance of 185.09 feet, to the northeast corner of said 0.004 of an acre tract, being the north corner of the herein described tract;

**Thence**, leaving the southeast boundary of said 0.004 of an acre tract, over and across said Sumack Drive, North 86 degrees 36 minutes 04 seconds East, a distance of 88.42 feet to the **Point of Beginning**, containing 1.334 acres (58,120.07 square feet) of land.

**Note:** Basis of bearing and coordinates cited were established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. An Exhibit of even date was prepared for this description.



*Stephanie L. James*

Stephanie L. James, R.P.L.S.  
Registered Professional Land Surveyor  
No. 5950  
Date: 2021-06-22      Job No. 21113  
VB