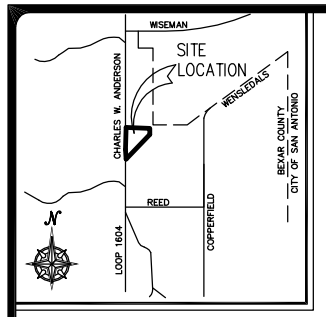
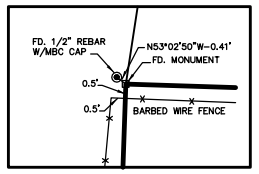
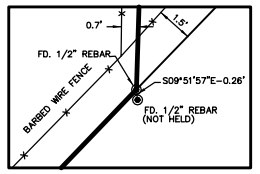


LOCATION MAP
N.T.S.



DETAIL "1"
NOT TO SCALE



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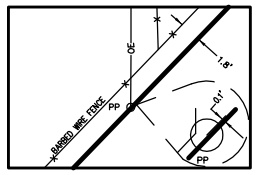

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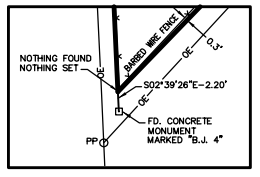

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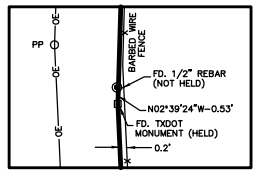

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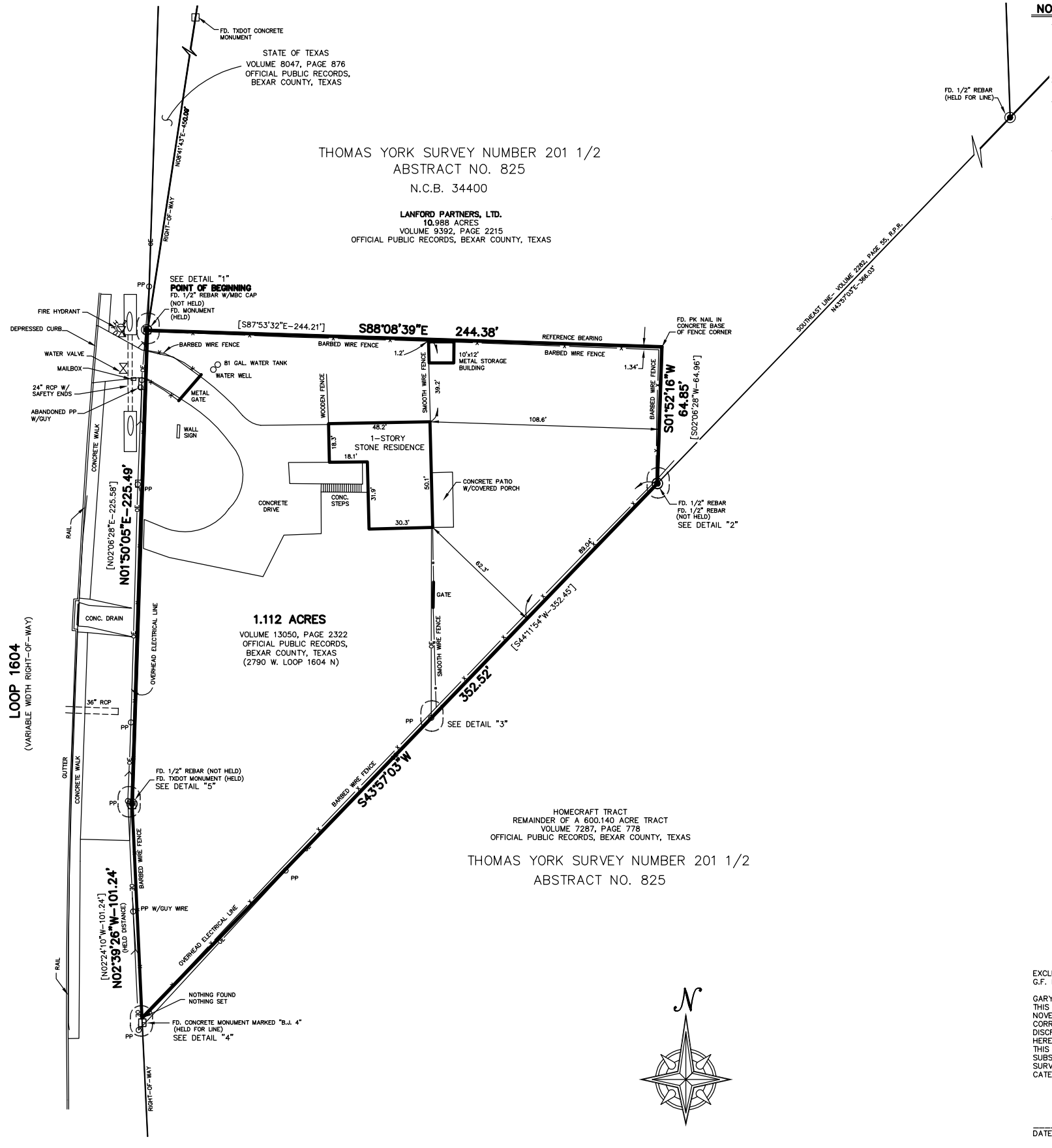
NOT TO SCALE



LEGEND

• PP	POWER POLE
R.P.R.	REAL PROPERTY RECORD OF BEXAR COUNTY
[ ]	PER VOLUME 13050, PAGE 2322, R.P.R.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS:

EFFECTIVE DATE: NOVEMBER 6, 2007 G.F. No. 200708425

NO ITEMS LISTED

NOTES:

1. MONUMENT AS SHOWN.
   ○ DENOTES A SET 1/2" REBAR WITH DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. PLASTIC CAP.
   ◉ DENOTES A FOUND 1/2" REBAR AS DESCRIBED, UNLESS NOTED OTHERWISE.
2. FIELD SURVEY COMPLETED NOVEMBER 28, 2007.
3. BEARING REFERENCE SOURCE IS THE NORTH LINE OF THE CALLED 1.1120 ACRE TRACT RECORDED IN VOLUME 13050 PAGE 2322 R.P.R. AND SHOWN AS S 88°08'39"E-244.38' ESTABLISHED BY GPS OBSERVATION BETWEEN MONUMENTS SHOWN. DATUM IS NAD83 WDS TEXAS RTK NETWORK; TEXAS STATE PLANE COORDINATE SYSTEM-SOUTH CENTRAL ZONE.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. SOME INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT G.F. No. 200708425 PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2007 AND AN ISSUE DATE OF NOVEMBER 19, 2007.
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AS IDENTIFIED BY THE FLOOD INSURANCE FEDERAL EMERGENCY AGENCY, MAP No. 48029C0405E COMMUNITY PANEL No. 405, DATED FEBRUARY 15, 1996. SAID MAPS ARE APPROXIMATE IN NATURE AND DO NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING.

FLOOD ZONE EXPLANATION:
ZONE "X" – AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN

FIELD NOTES FOR 1.112 ACRE TRACT

BEING A 1.112 ACRE TRACT, LYING IN THE THOMAS YORK SURVEY NO. 201 ½, ABSTRACT NO. 825, NCB 34400, AND BEING THE ENTIRE TRACT RECORDED IN VOLUME 13050, PAGE 2322, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS (R.P.R.) MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND TXDOT CONCRETE RIGHT-OF-WAY MONUMENT LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF FM LOOP 1604 (VARIABLE WIDTH RIGHT-OF-WAY), AND BEING THE SOUTHWEST CORNER OF A 10.988 ACRE (NET) TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 9392, PAGE 2215, R.P.R., SAID MONUMENT ALSO BEING THE SOUTH CORNER OF A CERTAIN STATE OF TEXAS RIGHT-OF-WAY DEED RECORDED IN VOLUME 8047, PAGE 876, R.P.R., AND BEING THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 88°08'39"E, FOR A DISTANCE OF 244.38 FEET TO A FOUND PK-NAIL IN THE CONCRETE BASE OF A FENCE CORNER POST FOR THE NORTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 01°52'16"W FOR A DISTANCE OF 64.85 FEET TO A FOUND ½" REBAR ON THE SOUTHEAST LINE OF THE ORIGINAL 531.25 ACRE TRACT DESCRIBED IN THE DEED RECORDED IN VOLUME 2282, PAGE 55, R.P.R., FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE S 43°57'03"W, WITH THE SOUTHEAST LINE OF SAID 531.25 ACRE TRACT AND THE TRACT HEREIN DESCRIBED, FOR A DISTANCE OF 352.52 FEET TO A POINT ON A SOUTHEAST RIGHT-OF-WAY LINE OF FM LOOP 1604, A FOUND CONCRETE MONUMENT MARKED "B.J. 4" BEARS S02°39'26"E-2.20 FEET;

THENCE ALONG SAID RIGHT-OF-WAY OF FM LOOP 1604 FOR THE FOLLOWING TWO (2) COURSES:

N 02°39'26"W FOR A DISTANCE OF 101.24 FEET TO A FOUND TXDOT CONCRETE RIGHT-OF-WAY MONUMENT;

N 01°50'05"E FOR A DISTANCE OF 225.49 FEET TO THE POINT OF BEGINNING,

AND CONTAINING 1.112 ACRES OF LAND, MORE OR LESS.

EXCLUSIVELY TO PARTIES INVOLVED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT G.F. No. 200708425 DATED NOVEMBER 19, 2007;

GARY B. NEILL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING NOVEMBER, 2007 UNDER MY DIRECTION AND SUPERVISION; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THERE ARE NO VISIBLE UTILITY LINES EXCEPT AS SHOWN HEREON; THAT THIS PROPERTY ADJOINS A DEDICATED RIGHT-OF-WAY; AND THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS AS ISSUED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS, CATEGORY 1-A, CONDITION II, SURVEY.

DATE

GARY B. NEILL
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 3964 -STATE OF TEXAS

ONLY THOSE COPIES WITH SIGNATURE AND SEAL IN RED SHOULD BE RELIED UPON.

STATE OF TEXAS REGISTERED GARY B. NEILL 3964 PROFESSIONAL LAND SURVEYOR

Denham-Ramones Engineering and Associates, Inc.
12061 Port Control, Suite 1360
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

Revised:

BOUNDARY & IMPROVEMENT SURVEY for 1.112 ACRE TRACT OF LAND IN VOLUME 13050, PAGE 2322, R.P.R.

THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT NUMBER 825
NEW COUNTY BLOCK 34400, BEXAR COUNTY, TEXAS

JOB # 70053.700
DWG FILE: TASSOS-BNDY-LP1604
DATE: 12/4/07
N.C.B. 34400
DRAWN: N.R.S.
CHECKED: G.B.N.
SHEET 1 OF 1