NOTES:

1) 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.
2) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
3) THE SURVEYOR DID NOT RESEARCH THE MINERAL TITLE OF THE SUBJECT PROPERTY OR ANY EXISTING OIL AND GAS LEASES WHICH MAY AFFECT THE USE OF SAID PROPERTY.
4) DISTANCES SHOWN ARE IN U.S. SURVEY FEET.

OWNERSHIP NOTE:

1. CALLED 25.388 AC. - ALVIN LAMAR HOUSTON, JR. AND RICHARD JAMES HOUSTON, DESCRIBED IN ORDER PROBATING WILL WITH LETTERS TESTAMENTARY RECORDED IN VOLUME 13512, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; LORIE L. BETT AND MARK S. GOLL, INDIVIDUALLY AND AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF SANDRA L. GOLL, DECEASED; PATRICIA ANN HOFFMANN AND BARBARA ANNETTE GOMEZ, PER APPLICATION FOR PROBATE OF WILL AND FIRST CODICIL AND INSURANCE OF LETTERS TESTAMENTARY, CAUSE NO. 2023P1103SL AND RECORDED IN DOCUMENT NO. 20240031033 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DEED/PLAT REFERENCE

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

LEGEND

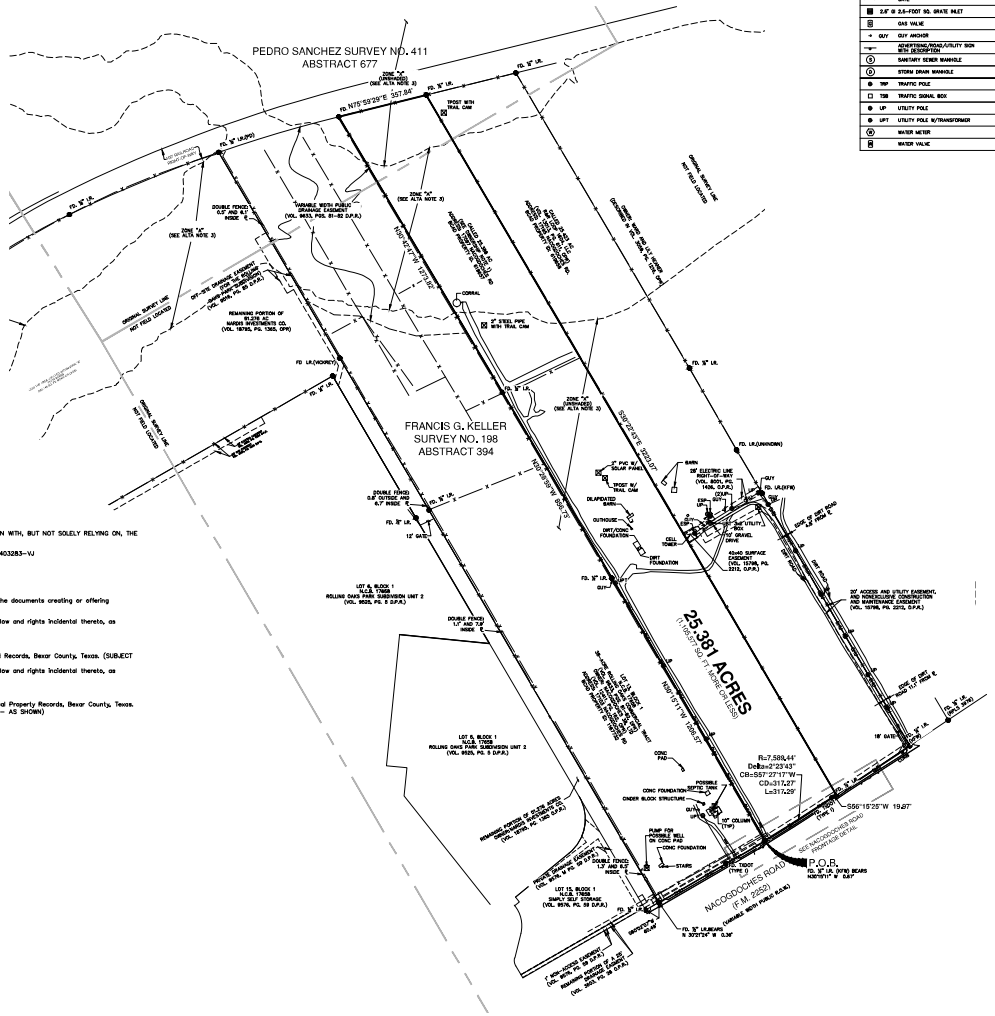
R.O.W. RIGHT-OF-WAY
F.D. FOUND
I.R. 1/2" IRON ROD
I.C. PLASTIC/ALUMINUM CAP FOUND
SET 1/2" I.R. (PK)

LINE LEGEND

BARBED WIRE FENCE	
CHAIN LINK FENCE	
HOG WIRE FENCE	
WOOD FENCE	
ORNAMENTAL FENCE	
OVERHEAD UTILITY	OU
UNDERGROUND FIBER OFTOC	UFO

SYMBOL LEGEND

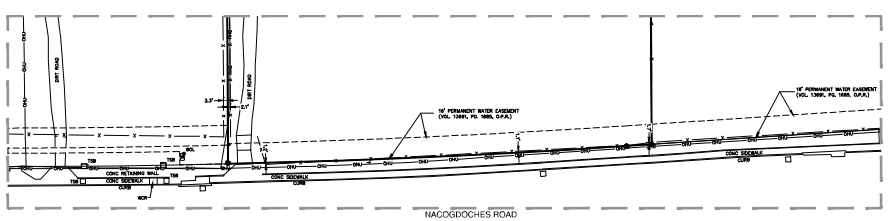
BOL	BOLLARD
CI	CURB INLET
CO	SANITARY SEWER CLEANOUT
C	COMMUNICATION, TELEPHONE, CABLE MANHOLE
CMH	COMMUNICATION, TELEPHONE, CABLE MANHOLE
CPED	COMMUNICATION, TELEPHONE, CABLE PEDESTAL
ESP	ELECTRIC SERVICE POLE
FH	FIRE HYDRANT
	GATE
	2.6' @ 2.6-FOOT SQ. GRATE INLET
	GAS VALVE
GUY	GUY ANCHOR
	NEIGHBORHOOD ROAD/UTILITY SIGN WITH DESIGNATION
S	SANITARY SEWER MANHOLE
D	STORM DRAIN MANHOLE
TRP	TRAFFIC POLE
TSB	TRAFFIC SIGNAL BOX
UP	UTILITY POLE
UPT	UTILITY POLE W/TRANSFORMER
W	WATER METER
	WATER VALVE



REFERENCES:
THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.

TITLE COMMITMENT: G.F. # SCT-51-4300152403283-VJ
CHICAGO TITLE OF TEXAS, LLC
EFFECTIVE DATE: MARCH 18, 2024
DATE ISSUED: APRIL 5, 2024

EXCEPTIONS FROM COVERAGE:
10. The following matters and all terms of the documents creating or offering evidence of the matter:
d. Intentionally deleted.
g. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of San Antonio
Purpose: Electric Easement
Recording Date: June 20, 1952
Recording No: Volume 3195, Page 127, Deed Records, Bexar County, Texas. (SUBJECT TO – NOT PLOTTABLE)
h. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of San Antonio
Purpose: Water Easement
Recording Date: September 23, 2008
Recording No: Volume 13691, Page 1485, Real Property Records, Bexar County, Texas.
Affects: As described therein. (SUBJECT TO – AS SHOWN)



NACOGDOCHES ROAD
FRONTAGE DETAIL
1"=40'

ALTA/NSPS TABLE A NOTES:

ITEM 1: MONUMENTS FOUND OR PLACED AT ALL SUBJECT PROPERTY CORNERS.
ITEM 2: SUBJECT PROPERTY ADDRESS: 17097 NACOGDOCHES RD
ITEM 3: THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 48029C0365F, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS AND LETTER OF MAP REVISION FEMA-21-6-2739P, DATED OCTOBER 18, 2021. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
ZONE A, DEFINED AS: " SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED.
ZONE X (UNSHADED), DEFINED AS: " OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
FLOOD LINE* 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 ASSETS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
ITEM 4: GROSS LAND AREA: 25.381 AC (1,105,577 SQ. FT.)
ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
ITEM 9: NO DESIGNATED PARKING SPACES OBSERVED.

METES AND BOUNDS DESCRIPTION
FOR

A 25.381 acre, or 1,105,577 square feet more or less, tract of land being all of that called 25.388 acre tract described in Volume 8911, Page 868 of the Official Public Records of Bexar County, Texas, being in the name of Alvin Lamar Houston, Jr. and Richard James Houston, described in Order Probating Will With Letters Testamentary recorded in Volume 13512, Page 1 of the Official Public Records of Bexar County, Texas, Lorie L. Bett and Mark S. Goll, individually and as independent co-executors of the Estate of Sandra L. Goll, deceased, Patricia Ann Hoffmann and Barbara Annette Gomez, per Application for Probate of Will and First Codicil and Insurance of Letters Testamentary, Cause No. 2023P1103SL, and recorded in Document No. 20240031033 of the Official Public Records of Bexar County, Texas, out of the F. G. Keller Survey No. 198, Abstract 394 and the Pedro Sanchez Survey No. 411, Abstract 677, in New City Block 16584 of the City of San Antonio, Bexar County, Texas. Said 25.381 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 the southwest corner of said called 25.388 acre tract, same being the southeast corner of Lot 13, Block 1, 38-Acre Rolling Oaks Commercial Tract recorded in Volume 9633, Pages 81-82 of the Deed and Plat Records of Bexar County, Texas, said Lot 13 being in the name of Nacogdoches 38, Ltd. as conveyed by deed recorded in Volume 12461, Page 162 of the Official Public Records of Bexar County, Texas, on the northwest right-of-way line of Nacogdoches Road, a variable width public right-of-way, from which a found 1/2" iron rod with a cap marked "RPM" bears N 30°23'16" W, a distance of 0.42 feet;

THENCE: Departing the northwest right-of-way line of said Nacogdoches Road, along and with the southwest line of said called 25.388 acre tract, the northeast line of said Lot 13, the following bearings and distances:

N 30°31'11" W, a distance of 1206.57 feet to a found ½" iron rod;

N 30°28'59" W, a distance of 898.73 feet to a found ½" iron rod;

N 30°42'47" W, a distance of 1275.62 feet to a found ½" iron rod with an unknown cap at the northwest corner of said called 25.388 acre tract, the northeast corner of said Lot 13, on the south line of a 100-foot railroad right-of-way;

THENCE: N 75°59'29" E, along and with the north line of said called 25.388 acre tract, same being the south line of said 100-foot railroad right-of-way, a distance of 357.84 feet to a found ½" iron rod at the northeast corner of said called 25.388 acre tract, the northwest corner of a called 25.423 acre tract conveyed to R&R Loop 1604, LLC by deed recorded in Volume 13013, Page 811 of the Official Public Records of Bexar County, Texas;

Page 1 of 2

THENCE: S 30°23'45" E, departing the south line of said 100-foot railroad right-of-way, along and with the northeast line of said called 25.388 acre tract, the southwest line of said called 25.423 acre tract, a distance of 1223.27 feet to a found ½" iron rod at the southeast corner of said called 25.388 acre tract, the southwest corner of said called 25.423 acre tract, on the northwest right-of-way line of said Nacogdoches Road;

THENCE: S 56°15'25" W, along and with the southeast line of said called 25.388 acre tract, the northwest right-of-way line of said Nacogdoches Road, a distance of 19.97 feet to a found 1/2CC7 Right-of-Way Monument (type I);

THENCE: Southwesterly, continuing along and with the southeast line of said called 25.388 acre tract, the northwest right-of-way line of said Nacogdoches Road, along a tangent curve to the right, said curve having a radius of 7589.44 feet, a central angle of 02°23'43", a chord bearing and distance of S 57°27'17" W, 317.27 feet for an arc length of 317.29 feet to the POINT OF BEGINNING and containing 25.381 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 13401.00 by Pape-Dawson Engineers.

TOWNTON SAN ANTONIO RESIDENTIAL LLC, A TEXAS LIMITED LIABILITY COMPANY; ALVIN LAMAR HOUSTON, JR., AND RICHARD JAMES HOUSTON; LORIE L. BETT AND MARK S. GOLL, INDIVIDUALLY AND AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF SANDRA L. GOLL, DECEASED; PATRICIA ANN HOFFMAN AND BARBARA ANNETTE GOMEZ; CHICAGO TITLE INSURANCE COMPANY; CHICAGO TITLE OF TEXAS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, AND 8 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 4, 2024

DATE OF MAP OR PLAT: APRIL 18, 2024

G. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4899
GBUCHANAN @ PAPE-DAWSON.COM

STATE OF TEXAS
G. E. BUCHANAN
4899
REGISTERED
PROFESSIONAL
LAND SURVEYOR

LOCATION MAP
NOT-TO-SCALE

0' 200' 400' 600'
SCALE: 1"= 200'

NO.	REVISION	DATE

PAPE-DAWSON ENGINEERS
10700 PECAN PARK BLVD. | SUITE 150 | AUSTIN, TX 78732
TEL 512.454.8711 | TBPELS FIRM REG. NO. F-10193
TEXAS FIRM REGISTRATION NO. F-10193 | TBPLS FIRM REG. NO. 10028800

ALTA/NSPS LAND TITLE SURVEY

A 25.381 ACRE OR 1,105,577 SQUARE FEET MORE OR LESS TRACT OF LAND BEING ALL OF THAT CALLED 25.388 ACRE TRACT DESCRIBED IN VOLUME 8911, PAGE 868 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING IN THE NAME OF ALVIN LAMAR HOUSTON, JR. AND RICHARD JAMES HOUSTON, DESCRIBED IN ORDER PROBATING WILL WITH LETTERS TESTAMENTARY RECORDED IN VOLUME 13512, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; BEING IN THE NAME OF ALVIN LAMAR HOUSTON, JR. AND RICHARD JAMES HOUSTON; LORIE L. BETT AND MARK S. GOLL, INDIVIDUALLY AND AS INDEPENDENT CO-EXECUTORS OF THE ESTATE OF SANDRA L. GOLL, DECEASED; PATRICIA ANN HOFFMANN AND BARBARA ANNETTE GOMEZ, PER APPLICATION FOR PROBATE OF WILL AND FIRST CODICIL AND INSURANCE OF LETTERS TESTAMENTARY, CAUSE NO. 2023P1103SL AND RECORDED IN DOCUMENT NO. 20240031033 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; OUT OF THE F. G. KELLER SURVEY NO. 198, ABSTRACT 394 AND THE PEDRO SANCHEZ SURVEY NO. 411, ABSTRACT 677, IN NEW CITY BLOCK 16584 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO.	13401-00
DATE	APRIL 2024
CHECKED	GEB DRAWN CRT
CIVIL JOB NO.	----
REFERENCE:	9135-23
SHEET	1 OF 1

Date: Apr 18, 2024, 9:49am User ID: cbenham
File: N:\CIVIL\13401-00\13401-00 25.381 AC ALTA.dwg

REFERENCE: --

PROJECT NAME: NACOGDOCHES TRACTS