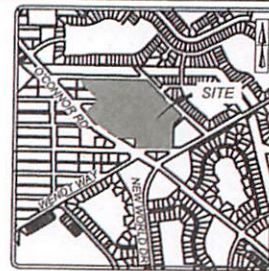


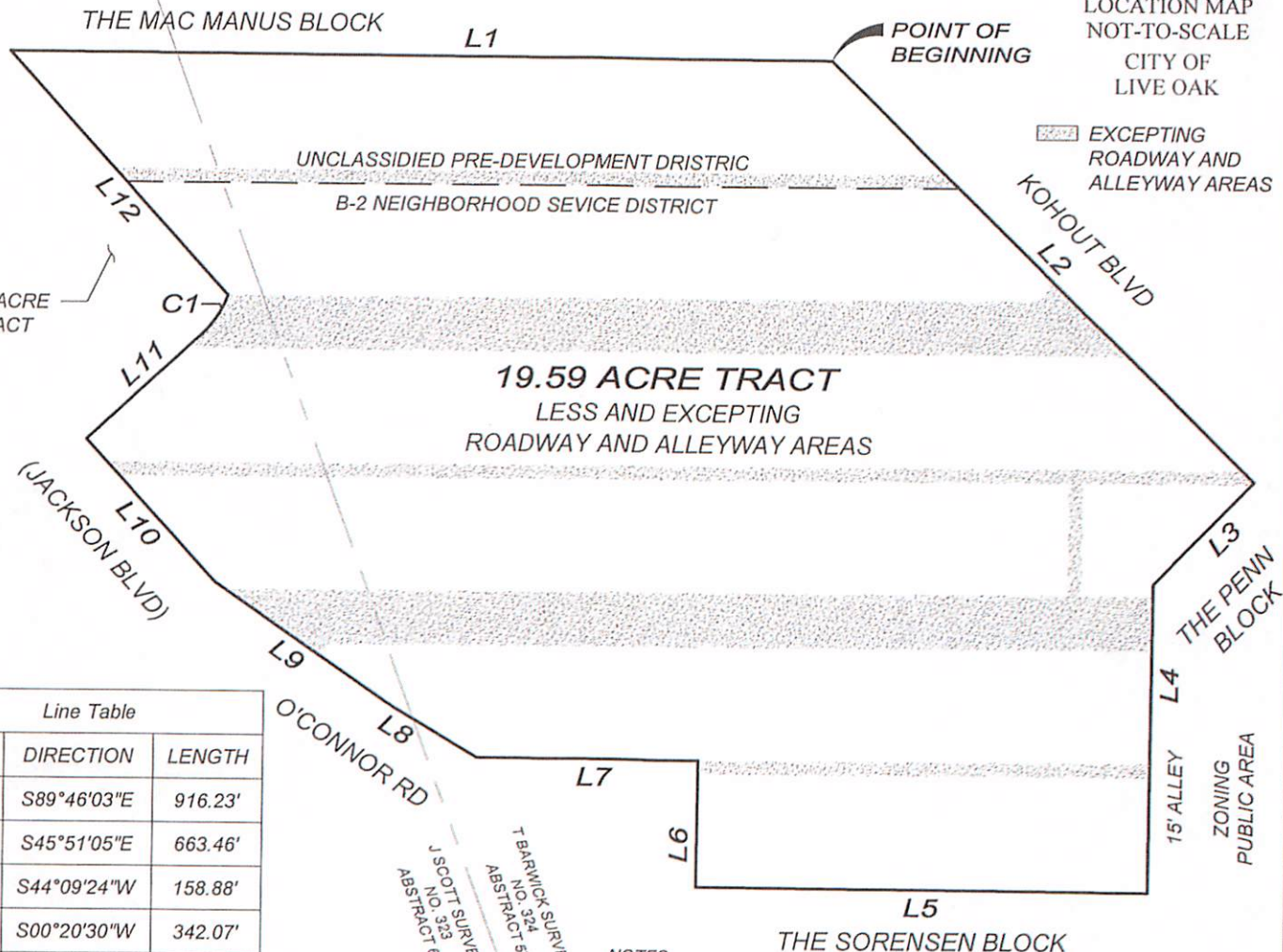
**NOTES**

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. REFERENCED PROPERTY IS IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA COMMUNITY PANEL NO. 48029C0290G, DATED 09/29/2010.
3. THE TRACT SHOWN HEREON IS SUBJECT TO ALL APPLICABLE CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
4. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
5. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
6. ZONING DISTRICTS SHOWN HEREON WERE OBTAINED FROM THE CITY OF LIVE OAK WEBSITE.



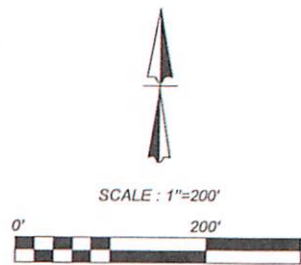
LOCATION MAP  
NOT-TO-SCALE  
CITY OF  
LIVE OAK

EXCEPTING  
ROADWAY AND  
ALLEYWAY AREAS



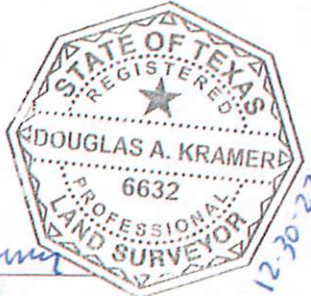
Line Table		
LINE #	DIRECTION	LENGTH
L1	S89°46'03"E	916.23'
L2	S45°51'05"E	663.46'
L3	S44°09'24"W	158.88'
L4	S00°20'30"W	342.07'
L5	N89°39'30"W	502.49'
L6	N00°20'30"E	140.00'
L7	N89°39'30"W	247.38'
L8	N59°26'03"W	117.79'
L9	N55°44'08"W	233.49'
L10	N42°43'47"W	214.29'
L11	N47°23'07"E	168.62'
L12	N42°26'50"W	364.34'

Curve Table					
Curve #	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD DIST
C1	120.02'	55.70'	026°35'17"	N34°15'32"E	55.20'



NOTES  
"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST 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 SURVEY: 12/30/2022  
PROJECT NO.: 21-190



**ZONING EXHIBIT**

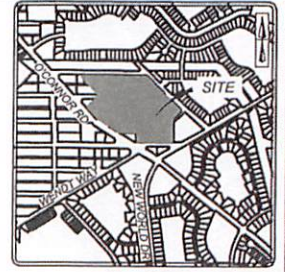
REVISIONS:	ISSUE DATE:
JOB NO. 20-011	DATE: 12/30/2022
DRAWN: CK	DESIGNER: DAK
CHECKED: DAK	SHEET: 1 OF 2

File: S:\Draw 2021\21-190 O'Connor Tract Exhibit\21-190 O'Connor Road Tract.dwg



**NOTES**

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."



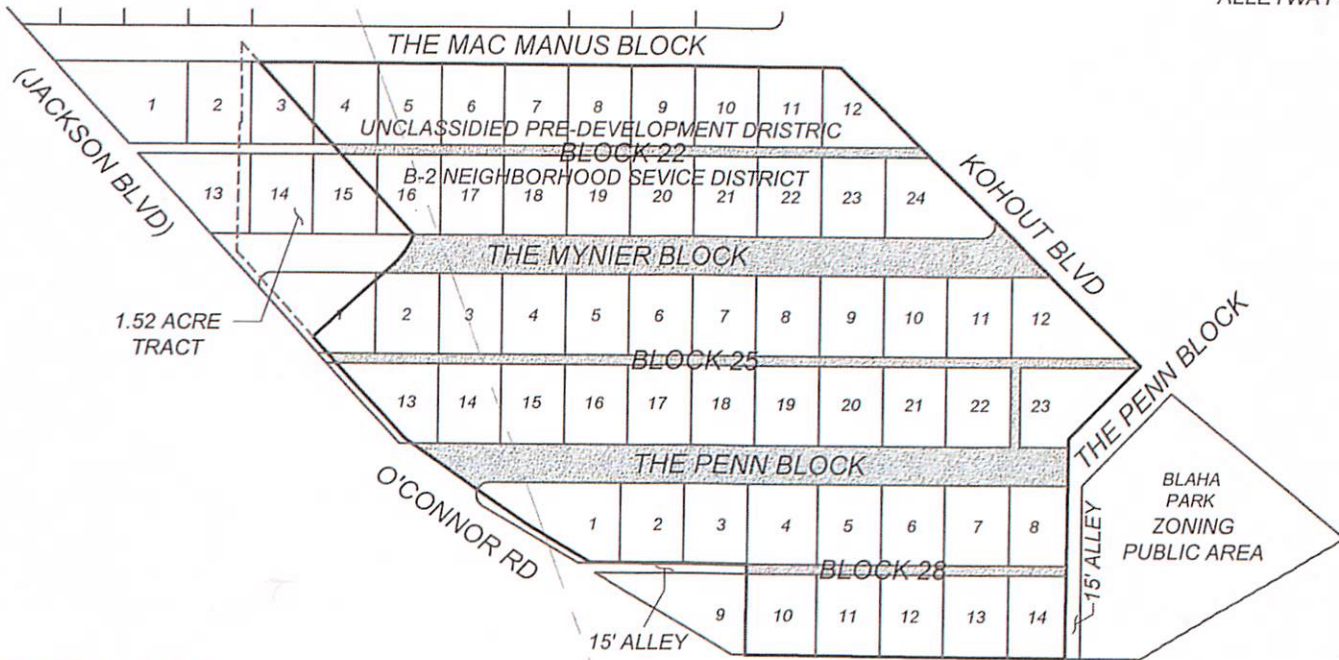
LOCATION MAP  
NOT-TO-SCALE  
CITY OF  
LIVE OAK



SCALE: 1"=300'



**EXCEPTING**  
ROADWAY AND  
ALLEYWAY AREAS



**PROPERTY OWNERS:**

OWNER: LIVE OAK RESIDENTIAL LLC  
DOC. NO. 2010018093  
LOT 14, BLOCK 28

OWNER: LIVE OAK RESIDENTIAL LLC  
DOC. NO. 20200228593  
LOTS: 6, 7, 8, 9, 10, 11, 12, & 18, 19, 20, 21, 22, 23, 24, BLOCK 22  
LOTS: 6, 7 & 11, 12 & 19, 20, 21, 22, 23, BLOCK 25  
LOTS: 8 & 10, 11, 12, 13, BLOCK 28

OWNER: HOCKLEY ALFRED  
DOC. NO. 20200000900  
LOT: 7, BLOCK 28

OWNER: LIVE OAK RESIDENTIAL LLC  
DOC. NO. 20220159733  
LOT: 3, BLOCK 22  
LOT: 10, BLOCK 25  
LOTS: 5 & 6, BLOCK 28

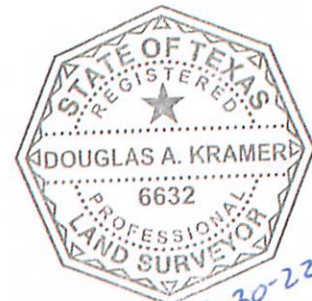
OWNER: LIVE OAK RESIDENTIAL LLC  
DOC. NO. 20200227574  
LOTS: 14, 15, 16 & 17, BLOCK 22  
LOTS: 1, 2, 3 & 16, 17, 18, BLOCK 25  
LOTS: 2, 3 & 4, BLOCK 28

OWNER: LIVE OAK RESIDENTIAL LLC  
DOC. NO. 20200228002  
LOTS: 4, 5 & 13, 14, 15, BLOCK 25  
LOT: 1, BLOCK 28

OWNER: HOCKLEY ALFRED JB IV  
DOC. NO. 20200286294  
LOTS: 8 & 9, BLOCK 25

OWNER: MANILA HOMES LLC  
DOC. NO. 20200174150  
LOTS: 20 & 21, BLOCK 22

OWNER: MANILA HOMES  
DOC. NO. 20200213693  
LOTS: 4 & 5, BLOCK 22



*Douglas A. Kramer*  
DOUGLAS A. KRAMER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632  
EMAIL: DKRAMER@KFWENGINEERS.COM  
DATE OF SURVEY: 12/30/2022  
PROJECT NO.: 21-190



has joined Colliers Engineering & Design  
TDFE FIRM #95137 TDFLD FIRM #101223-00

**ZONING EXHIBIT**

REVISIONS:	ISSUE DATE:
JOB NO. 20-011	
DATE: 12/30/2022	DESIGNER: DAK
DRAWN: CK	CHECKED: DAK

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. BELIEVABLE ORIGINAL HARD COPY MATERIAL BEARING THE SAME VALUE SHOULD BE CONSULTED FOR THE ORIGINAL.





FIELD NOTES  
FOR  
A 1.52 ACRE TRACT

A 1.52 acre tract of land, out of the Joseph FA Scott Survey No. 323, Abstract 676 and being portions of Lot 2, Block 22 as conveyed to Ramon Rios, of record in Document 20140107092 of the Official Public Records of Real Property of Bexar County, (OPR), portions of Lot 3, Block 22, as conveyed to Alfred B. Hockley IV of record in Document 20210327776 (OPR), portions of Lot 4, Block 22 as conveyed to Manila Homes, LLC of record in Document 20200213693 (OPR), all of Lot 14, portions of Lots 15 and 16, Block 22, portions of Lots 1 and 2, Block 25, as conveyed to Live Oak Residential, LLC of record in Document 20200227574 (OPR), and portions of The Mac Manus Blk, a 60' right-of-way, a 16' alley of Block 22, and The Mynier Blk, a 60' right-of-way, all being of Robards, Texas (First Unit), a plat of record in Volume 2222 Page 319 of the Deed and Plat Records of Bexar County, Texas (DPR) and being more particularly described by metes and bounds as follows:

**COMMENCING:** at a point of the center line in the intersection of The Mac Manus Blk, and Fox Run, (platted as Kohout Blvd., Volume 2222, Page 319 (DPR)), a 60' right-of-way;

**THENCE:** N 89°45'08" W along the center line of The Mac Manus Blk, a distance of 956.00 feet to a point, for the **POINT OF BEGINNING** and north corner of the tract described herein;

**THENCE:** S 42°26'50" E, over and across The Mac Manus Blk, and Lots 3, 4, 15, and 16, Block 22, a distance of 405.59 feet to a point in The Mynier Blk, for the southeast corner of the tract described herein;

**THENCE:** continuing over and across The Mynier Blk, along a non-tangent curve to the right, having an arc distance of 55.70 feet, a radius of 120.02 feet, a central angle of 26°35'17", and a chord bears of S34°15'32"W, for 55.20 feet to a point, for an angle point and point of tangency of the described tract herein;

**THENCE:** S 47°23'07" W, over and across Lots 2, and 1, Block 25, a distance of 168.62 feet to a point in the southwest line of Lot 1, Block 25, and the northeast right-of-way line of O'Connor Road, a 86' right of way, (previously called Jackson Blvd., Volume 2222, Page 319 (DPR)), for a south corner of the tract described herein;

**THENCE:** N 42°43'47" W, continuing along the southwest line of Lot 1, Block 25, and the northeast right-of-way of O'Connor Road, a distance of 180.39 feet to a point in The Mynier Blk, for a southwest corner of the tract described herein;

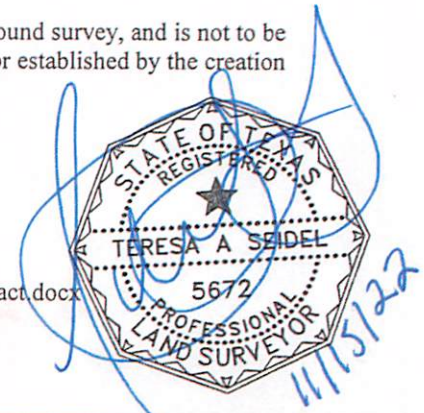
**THENCE:** N 00°31'33" E, over and across The Mynier Blk, along and with the west line of Lot 14, Block 22, across a 16' alley of Block 22, and Lot 2, Block 22, a distance of 201.47 feet to a point, for a westerly exterior corner of the tract described herein;

**THENCE:** S 89°44'50" E, over and across Lots 2, and 3, Block 22, a distance of 3.25 feet to a point, for an interior corner of the tract described herein;

**THENCE:** N 00°34'54" W, continuing over and across Lot 3, Block 25, a distance of 125.12 feet to the **POINT OF BEGINNING** and containing 1.52 acres or 785,571 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 Texas State Plane South Central Zone.

"This document was prepared under 22TAC663.21, 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.: 21-190  
Prepared by: KFW Surveying  
Date: November 15, 2022  
File: S:\Draw 2021\21-190 OConnor Tract Entitlement\DOCS\FN 1.52Ac Tract.docx





**FIELD NOTES**  
**A 19.59 ACRE TRACT**  
**ZONING**

A **19.59 acre** tract of land, less and excepting all roadway and alleyway areas within, which are shown on the Map of Robards, recorded in Volume 2222, Page 319, Deed and Plat Records of Bexar County, Texas, partially situate in the T Barwick Survey No. 324, Abstract No. 57 and partially situate in the J Scott Survey No. 323, Abstract No. 676, Bexar County, Texas, said 19.59 acre tract, less exceptions, being comprised of all of or part of the following lots of said Map of Robards, said lots conveyed unto: Live Oak Residential LLC, Doc. No. 2010018093, Lot 14, Block 28; Live Oak Residential LLC, Doc. No. 20200228593, Lots 6, 7, 8, 9, 10, 11, 12, & 18, 19, 20, 21, 22, 23, 24, Block 22, Lots 6, 7 & 11, 12 & 19, 20, 21, 22, 23, Block 25, Lots 8 & 10, 11, 12, 13, Block 28; Hockley, Alfred, Doc. No. 20200000900, Lot 7, Block 28; Live Oak Residential LLC, Doc. No. 20220159733, Lot 3, Block 22, Lot 10, Block 25, Lots 5 & 6, Block 28; Live Oak Residential LLC, Doc. No. 20200227574, Lots 14, 15, 16 & 17, Block 22, Lots 1, 2, 3 & 16, 17, 18, Block 25, Lots 2, 3 & 4, Block 28; Live Oak Residential LLC, Doc. No. 20200228002, Lots 4, 5 & 13, 14, 15, Block 25, Lot 1, Block 28; Hockley Alfred JB IV, Doc. No. 20200286294, Lots 8 & 9, Block 25; Manila Homes LLC, Doc. No. 20200174150, Lots 20 & 21, Block 22; Manila Homes, Doc. No. 20200213693, Lots 4 & 5, Block 22; said 19.59 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at the northeastern corner of this tract at the intersection of the southern right-of-way (ROW) of The Mac Manus Block (60' wide ROW) with the southwestern ROW of Kohout Boulevard (60' wide ROW) as shown on said Map of Robards, Texas;

**THENCE, S45°51'05"E**, along the northeastern boundary of this tract, the southwestern ROW of Kohout Boulevard, a distance of **663.46 Feet** to point for the eastern corner of this tract at the intersection of the southwestern ROW of Kohout Boulevard with the northwestern ROW of The Penn Block (60' wide ROW) as shown on said Map of Robards, Texas;

**THENCE, S44°09'24"W**, along the southeastern boundary of this tract, the northwestern ROW of The Penn Block, a distance of **158.88 Feet** to a point for an interior angle of this tract at the intersection of the northwestern ROW of The Penn Block with the projection of the western ROW of an alley (15' wide ROW) as shown on said Map of Robards, Texas;



**THENCE, S00°20'30"W**, along the eastern boundary of this tract, the projection of the western ROW of the 15' wide alley and the western ROW of the 15', a distance of **342.07 Feet** to a point for the southeastern corner of this tract at the intersection of the western ROW of the 15' wide alley with the northern ROW of The Sorensen Block (60' wide ROW) as shown on said Map of Robards, Texas;

**THENCE, N89°39'30"W**, along a southern boundary of this tract, the northern ROW of The Sorensen Block, a distance of **502.49 Feet** to a point for a southwestern corner of this tract, the southeastern corner of Lot 9, Block 28 as shown on said Map of Robards, Texas;

**THENCE, N00°20'30"E**, along a western boundary of this tract, the eastern boundary of said Lot 9, Block 28, crossing a different alley from the one described above (15' wide ROW), a distance of **140.00 Feet** to a point for an interior corner of this tract on the northern ROW of the different 15' wide alley as shown on said Map of Robards, Texas;

**THENCE, N89°39'30"W**, along a southern boundary of this tract, the northern ROW of the different 15' wide alley, a distance of **247.38 Feet** to a point for a southwestern corner of this tract on the northeastern ROW of O'Connor Road (having an 86' wide ROW) (shown as Jackson Boulevard with a 60' wide ROW on said Map of Robards, Texas);

**THENCE**, along a southwestern boundary of this tract, the northeastern ROW of O'Connor Road, the three following courses and distances:

1. **N59°26'03"W**, a distance of **117.79 Feet** to a found iron rod;
2. **N55°44'08"W**, a distance of **233.49 Feet** to a found iron rod;
3. **N42°43'47"W**, a distance of **214.29 Feet** to a point for a western corner of this tract, the southern corner of a 1.52 acre tract;

**THENCE**, along a northwestern boundary of this tract, the southeastern boundary of said 1.52 acre tract, the two following courses and distances:

1. **N47°23'07"E**, a distance of **168.62 Feet** to a point of curvature;
2. along a non-tangent curve to the left, concave to the northwest, having an arc length of **55.70 Feet**, a radius of **120.02 Feet**, a central angle of **26°35'17"**, and a chord bearing and distance of **N34°15'32"E** for **55.20 Feet** to a point for an interior corner of this tract, the eastern corner of said 1.52 acre tract;

**THENCE, N42°26'50"W**, along a southwestern boundary of this tract, the northeastern boundary of said 1.52 acre tract, a distance of **364.34 Feet** to a point for the northwestern corner of this tract on the southern ROW of The Mac Manus Block;

**THENCE, S89°46'03"E**, along the northern boundary of this tract, the southern ROW of The Mac Manus Block, a distance of **916.23 Feet** to the **POINT OF BEGINNING**.

**CONTAINING: 19.59 ACRES** in Bexar County, Texas, less and excepting all roadway and alleyway areas within this described area. Said tract being described in correlation with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22TAC663.21, 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.: 21-190  
Prepared by: KFW Surveying  
Date: December 30, 2022  
File: S:\Draw 2021\21-190 OConnor Tract Entitlement\DOCS



*Douglas A. Kramer*  
12-30-22