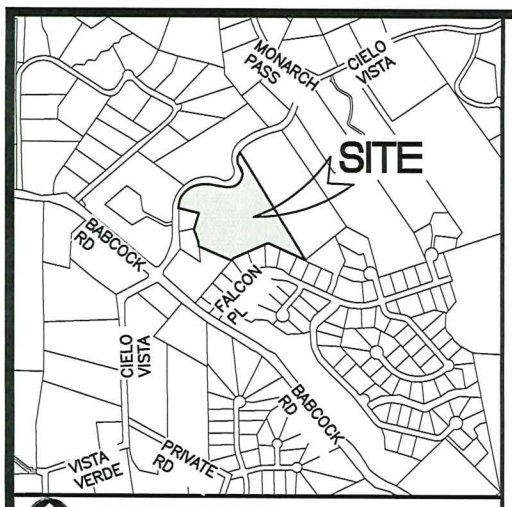

VICINITY MAP NOT TO SCALE

CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	54°29'23"	202.47'	212.90'	N27°15'17"E	194.93'
C2	44°23'07"	235.28'	303.72'	N76°43'39"E	229.44'
C3	141°59'35"	322.17'	130.00'	N28°07'47"E	245.83'
C4	22°04'00"	29.66'	77.01'	N32°29'47"W	29.48'
C5	52°30'34"	93.30'	101.81'	N05°08'11"E	90.07'
C6	6°55'51"	26.19'	216.50'	N33°10'13"E	26.17'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S40°31'37"W	29.61'
L2	N04°31'39"W	48.08'
L3	N03°25'02"E	9.83'
L4	S81°01'36"E	177.42'

SCALE: 1"=200'

200 100 0 200

LEGEND:

ALS — FOUND 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ALLIANCE LAND SURVEYORS"

O.P.R.B.C.T. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

KEY NOTES:

Ⓐ JULIO RAMIREZ CASTILLO
0.84 OF AN ACRE
DESIGNATED AS TRACT 2
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NUMBER 20200110007
O.P.R.B.C.T.

Ⓑ JULIO RAMIREZ CASTILLO
1.06 ACRE
DESIGNATED AS TRACT 1
WARRANTY DEED WITH VENDOR'S LIEN
DOCUMENT NUMBER 20200110007
O.P.R.B.C.T

Ⓒ BRIGHT LAKES–CIELO VILLAS, LLC
REMAINDER OF 20.51 ACRE TRACT
WARRANTY DEED
DOCUMENT NUMBER 20210155836
O.P.R.B.C.T.

Ⓓ LOT 29, BLOCK 1
AMENDING PLAT OF BLOOMFIELD HILLS
SUBDIVISION (PUD)
VOLUME 20001, PAGES 1638–1639
O.P.R.B.C.T.

CIELO VISTA DRIVE
(60' RIGHT OF WAY) VOLUME 5580, PAGE 40
O.P.R.B.C.T.

POINT OF BEGINNING
FOUND 1/2 INCH IRON ROD IN CONCRETE – DISTURBED
N:13,780,341.26
E:2,076,896.22

21285 CIELO VISTA, A SERIES OF GRIZZO'S INVESTMENTS, A TEXAS SERIES LLC
9.426 ACRE TRACT
GENERAL WARRANTY DEED
DOCUMENT NUMBER 20180234395
O.P.R.B.C.T.

T.T. RR CO
SURVEY NO. 334A
ABSTRACT NUMBER 1102

FRANCISCO ELIAS HEITMANN AND WIFE, TIITTA ELIAS
2.21 ACRE TRACT
SPECIAL WARRANTY DEED
VOLUME 9145, PAGE 1511
O.P.R.B.C.T.

KICKAPOO INVESTMENTS, LTD.,
12.79 ACRE TRACT
SPECIAL WARRANTY DEED
VOLUME 9145, PAGE 1511
O.P.R.B.C.T.

FOUND NAIL WITH SHINER STAMPED "RK"

FOUND 1/2" IRON ROD

N76°12'20"W 209.04'

14.164 ACRES
(616,981.46 SQUARE FEET)

24183 BOERNE STAGE ROAD, LP
13.969 ACRE TRACT
WARRANTY DEED
DOCUMENT NUMBER 20140156823
O.P.R.B.C.T.

S31°17'03"E 1256.71'

BRIGHT LAKES–CIELO VILLAS, LLC
PORTION OF A 20.51 ACRE TRACT
WARRANTY DEED
DOCUMENT NUMBER 20210155836
O.P.R.B.C.T.

N16°30'14"E 169.96'

N19°37'12"W 129.57'

KICKAPOO INVESTMENTS, LTD.,
12.79 ACRE TRACT
SPECIAL WARRANTY DEED
VOLUME 9145, PAGE 1511
O.P.R.B.C.T.

FOUND NAIL WITH SHINER STAMPED "RK"

S4°31'39"E 159.45'

N67°09'55"W 353.10'

S66°22'04"W 377.70'

N65°47'08"W 406.49'

FOUND 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MW CUDE"

BABCOCK ROAD
(VARIABLE WIDTH RIGHT OF WAY)

S40°31'37"W 546.93'

BLOOMFIELD HILLS SUBDIVISION
PLANNED UNIT DEVELOPMENT
VOLUME 9606, PAGES 113–118
O.P.R.B.C.T.

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9

BLOCK 1 COUNTY BLOCK 4717

FALCON PL
(PRIVATE STREET)
(LOT 999, BLOCK 1, COUNTY BLOCK 4717)

LOT 901

FOUND 1/2" IRON ROD

GENERAL NOTES:

1) BASIS OF BEARING AND COORDINATED CITED WERE ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

2) ONLY THOSE COPIES WHICH BEAR AN ORIGINAL INK IMPRESSION SEAL AND AN ORIGINAL SIGNATURE OF THE SURVEYOR WILL BE CONSIDERED A "VALID" COPY. MOY TARIN RAMIREZ ENGINEERS, LLC., WILL NOT BE RESPONSIBLE FOR THE CONTENT OF ANYTHING OTHER THAN A VALID COPY OF THIS SURVEY.

3) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.

STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

MTR
· Engineers
· Surveyors
· Planners
Moy Tarin Ramirez Engineers, LLC
TBPELS ENGINEERING F–5297/SURVEYING NO. 10131500
5723 UNIVERSITY HEIGHTS, SUITE 103 TEL: (210) 698–5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698–5085

BOUNDARY EXHIBIT OF

A 14.164 ACRE (616,981.46 SQUARE FEET) TRACT OF LAND SITUATED IN THE TT RR CO SURVEY NO. 334A, ABSTRACT NO. 1102 BEING A PORTION OF A 20.53 ACRE TRACT AS CONVEYED TO BRIGHT LAKES–CIELO VILLAS, LLC, BY WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 20210155836 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE: 2025–11–10 JOB NO. 24004