



FSAJ REAL ESTATE HOLDINGS, LTD. DOC. NO. 20090239235

30 ESSEX, LLC DOC. NO. 20100157921

### 1402 Hoefgen Avenue

Being a tract of land situated in the Town Tract Survey, Abstract No. 20 and J.W. Cook Survey, Abstract No. 145, City of San Antonio New City Block A-27, Bexar County, Texas, being that same tract of land conveyed to ARA Properties, LLC, a Texas limited liability company by Warranty Deed with Vendor's Lien recorded in Volume 7217, Page 1106, Deed Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner at the intersection of the East right-of-way line of Hoefgen Avenue (public right-of-way) and the Southeast right-of-way line of Essex Street (50 foot right-of-way), from which a fence post found for witness has a bearing and distance of North 57 degrees 37 minutes 24 seconds East, 1.49 feet;

THENCE North 71 degrees 08 minutes 04 seconds East, along said Southeast right-of-way line of Essex Street, a distance of 323.57 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set at the Northwest corner of a tract of land conveyed to 30 Essex, LLC by Deed recorded in Document No. 20100137921, from which a fence post for witness has a bearing and distance of North 78 degrees 43 minutes 10 seconds East, 1.03 feet;

THENCE South 00 degrees 44 minutes 56 seconds East, along the West line of said 30 Essex tract, a distance of 314.91 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner from which a fence post for witness has a bearing and distance of North 16 degrees 21 minutes 09 seconds West, 1.44 feet, said point being on the Northwest right-of-way line of Old San Antonio Belt and Terminal Railway Co.;

THENCE South 81 degrees 23 minutes 07 seconds West, along said Northwest right-of-way line of railroad, a distance of 312.56 feet to a 1/2 inch iron rod with a yellow cap stamped "CBG Surveying" set for corner at the intersection of said Northwest right-of-way line of railroad and aforementioned East right-of-way line of Hoefgen Avenue, from which a fence post for witness has a bearing and distance of South 81 degrees 23 minutes 07 seconds West, 2.43 feet;

THENCE North 00 degrees 16 minutes 56 seconds West, along said East right-of-way line of Hoefgen Avenue, a distance of 257.08 feet to the POINT OF BEGINNING and containing 88,175 square feet or 2.02 acres of land.

### SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by WFG National Title Insurance Company in connection with the transaction described in GF# 1182997TX-A. The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to Galindo & Boyd Properties, LLC; Happy State Bank and WFG National Title Insurance Company that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 1402 Hoefgen Avenue described in Volume 7217, Page 1106, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X and is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48029C0415G, with a date of 09/29/2010) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that Galindo & Boyd Properties, LLC; Happy State Bank and WFG National Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 7th day of November, 2018

*Bryan Connolly*

Bryan Connolly  
Registered Professional Land Surveyor No. 5513



ACCEPTED BY: \_\_\_\_\_ SIGNATURE DATE SIGNATURE DATE

NOTES:  
Bearings based on State Plane Coordinates, South Texas Zone 5401, NAD83 (2011)



REVISIONS		
DATE	BY	NOTES
11/12/18	MC	COMMENTS

LEGEND	
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET
□	FENCE POST CORNER
⊠	"x" FOUND / SET
▲	UNDERGROUND ELECTRIC
●	POWER POLE
—	ASPHALT PAVING
—	GRAVEL/ROCK ROAD OR DRIVE
—	CHAIN LINK FENCE
—	WOOD FENCE
—	0.5" WIDE TYPICAL BARBED WIRE
—	IRON FENCE
—	PIPE FENCE
—	COVERED PORCH, DECK OR CARPORT
—	OVERHEAD ELECTRIC SERVICE
—	OVERHEAD POWER LINE
—	CONCRETE PAVING

**C.B.G. Surveying Texas, LLC**  
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 Firm No. 10168800  
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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1"=20'	11/07/18	1823128	SEE CERT	MC

**TEXAS LAND TITLE SURVEY**

TOWN TRACT SURVEY, ABSTRACT NO. 20  
 J.W. COOK SURVEY, ABSTRACT NO. 145

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

1402 HOEFGEN AVENUE