

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 13312, PAGE 1 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LORE 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 GONZALEZ, PER APPLICATION FOR PROBATE OF WILL AND FIRST CODICIL AND INSURANCE OF LETTERS TESTAMENTARY, CAUSE NO. 2023PL0218, AND RECORDED IN DOCUMENT NO. 2024031033 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DEED/PLAT REFERENCE

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

LEGEND

R.O.W. RIGHT-OF-WAY  
FD. FOUND  
L. LINE  
P. PAPER  
F. FENCE  
D. DAWSON  
C. CAP  
F. FOUND

SET 1/2" I.R. (PD)

LINE LEGEND

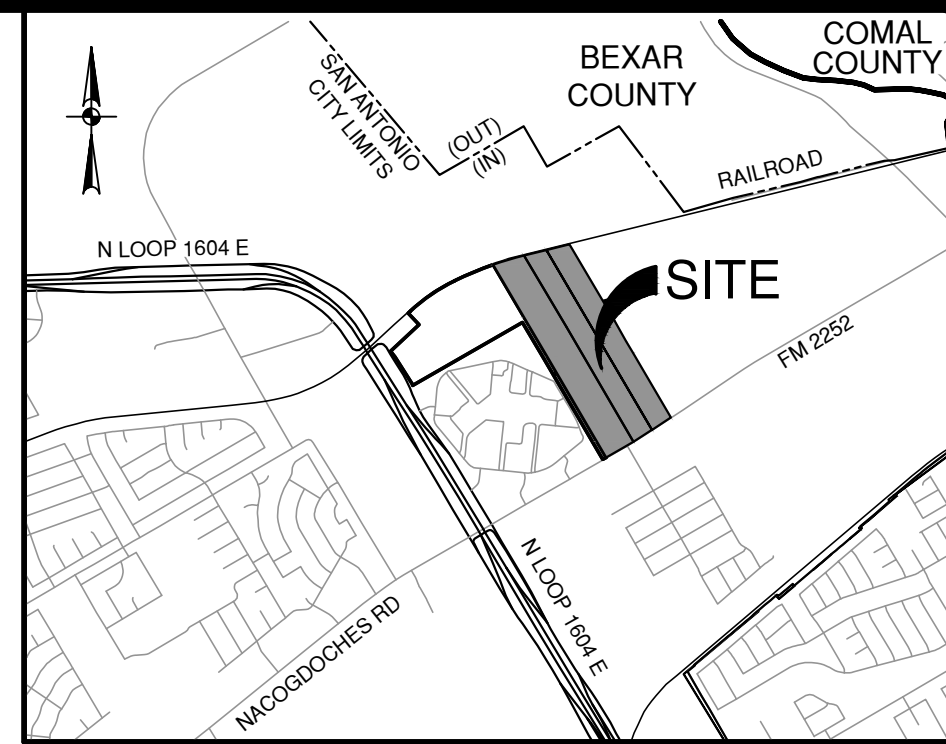
--- X --- X --- X --- BARBED WIRE FENCE  
--- O --- O --- O --- CHAIN LINK FENCE  
--- H --- H --- H --- HOG WIRE FENCE  
--- W --- W --- W --- WOOD FENCE  
--- O --- O --- O --- ORNAMENTAL FENCE  
--- O --- O --- O --- OVERHEAD UTILITY  
--- U --- U --- U --- UNDERGROUND FIBER OPTIC

SYMBOL LEGEND

● BOLLARD  
□ CURB INLET  
⊗ SANITARY SEWER CLEANOUT  
⊙ COMMUNICATION, TELEPHONE, CABLE MANHOLE  
⊙ COMMUNICATION, TELEPHONE, CABLE MANHOLE  
⊙ COMMUNICATION, TELEPHONE, CABLE PEDESTAL  
⊙ ELECTRIC SERVICE POLE  
⊙ FIRE HYDRANT  
⊙ GATE  
⊙ 2.5' x 2.5'-FOOT SQ. GRATE INLET  
⊙ GAS VALVE  
⊙ GUY GUY ANCHOR  
⊙ ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION  
⊙ SANITARY SEWER MANHOLE  
⊙ STORM DRAIN MANHOLE  
⊙ TRP TRAFFIC POLE  
⊙ TSB TRAFFIC SIGNAL BOX  
⊙ UP UTILITY POLE  
⊙ UPT UTILITY POLE W/TRANSFORMER  
⊙ WATER METER  
⊙ WATER VALVE

ALTA/NSPS TABLE A NOTES:

- ITEM 1: MONUMENTS FOUND OR PLACED AT ALL SUBJECT PROPERTY CORNERS.
- ITEM 2: SUBJECT PROPERTY ADDRESS: 17103 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 480602006F, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS AND LETTER OF MAP REVISION 20, 06, 2739P, DATED OCTOBER 18, 2021. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.FEMA.GOV.
- ZONE A (DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHAs) 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 LIMIT 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 ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
- ITEM 4: GROSS LAND AREA: 38.078 AC. (1,658,684 SQ. FT.)
- ITEM 5: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
- ITEM 6: NO DESIGNATED PARKING SPACES OBSERVED



LOCATION MAP

NOT-TO-SCALE

0' 200' 400' 600'

SCALE: 1" = 200'

METES AND BOUNDS DESCRIPTION FOR TRACT 1

A 38.078 acre, or 1,658,684 square feet more or less, tract of land being all 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 12411, Page 182 of the Official Public Records of Bexar County, Texas, in New City Block 17658 of the City of San Antonio, Bexar County, Texas. Said 38.078 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 south corner of said Lot 13, same being the southeast corner of that 13.276 acre tract conveyed to Nardis Investments Co. by deed recorded in Volume 18795, Page 1365 of the Official Public Records of Bexar County, Texas, on the northwest right-of-way line of Nacogdoches Road, also known as F.M. 2252, a variable width public right-of-way, from which a found 3/4" iron rod bears N 30°21'24" W, a distance of 0.36 feet;

THENCE: Departing the northeast right-of-way line of said Nacogdoches Road, along and with the southwest line of said Lot 13, same being the northeast line of said 13.276 acre tract, the following bearings and distances:

N 30°21'24" W, at a distance of 0.36 feet passing a found 3/4" iron rod and continuing for a total distance of 1806.13 feet to a found 3/4" iron rod;

N 30°25'17" W, at a distance of 700.50 feet to a found 3/4" iron rod with a cap marked "Vickrey";

N 30°30'04" W, at a distance of 948.55 feet to a found 3/4" iron rod with a yellow cap stamped "Pape-Dawson" at the northwest corner of said Lot 13, the north corner of said 13.276 acre tract, on the south line of a 100-foot railroad right-of-way;

THENCE: Northeasterly, along and with the north line of said Lot 13, the south line of said 100-foot railroad right-of-way, along a non-tangent curve to the right, said curve having a radius of 5679.58 feet, a central angle of 05°01'31", a chord bearing and distance of N 73°28'50" E, 497.58 feet, for an arc length of 698.4 feet to a found 3/4" iron rod with an unknown cap at the northeast corner of said Lot 13, the northwest corner of a called 25.338 acre tract described in deed recorded in Volume 8811, Page 868 of the Official Public Records of Bexar County, Texas and being in the name of Alvin Lamar Houston, Jr. and Richard James Houston, described in Order Probating Will With Letters Testamentary recorded in Volume 13312, Page 1 of the Official Public Records of Bexar County, Texas, LORE 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 GONZALEZ, PER APPLICATION FOR PROBATE OF WILL AND FIRST CODICIL AND INSURANCE OF LETTERS TESTAMENTARY, CAUSE NO. 2023PL0218, and recorded in Document No. 2024031033 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the south line of said 100-foot railroad right-of-way, along and with the northeast line of said Lot 13, the southwest line of said called 25.338 acre tract, the following bearings and distances:

S 30°42'47" E, a distance of 1273.82 feet to a found 3/4" iron rod;

S 30°28'59" E, a distance of 856.73 feet to a found 3/4" iron rod;

S 30°15'11" E, a distance of 1206.57 feet to a found 3/4" iron rod with a cap marked "XIV" at the southeast corner of said Lot 13, the southwest corner of said called 25.338 acre tract, on the north right-of-way line of said Nacogdoches Road;

THENCE: Southwesterly, along and with the southeast line of said Lot 13, the northeast right-of-way line of said Nacogdoches Road, a common line, along a non-tangent curve to the right, said curve having a radius of 7989.41 feet, a central angle of 01°21'17", a chord bearing and distance of S 30°15'11" E, 179.43 feet, for an arc length of 179.44 feet to a found TADOT Right-of-Way Monument (Type I);

THENCE: S 60°00'25" W, continuing along and with said common line, a distance of 308.56 feet to the POINT OF BEGINNING and containing 38.078 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.

TRACT 2

Nonexclusive easement for utilities created by Easement Agreement for Utilities filed November 13, 2006 and recorded in Volume 12512, Page 511, Real Property Records, Bexar County, Texas.

REFERENCES:

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

TITLE COMMITMENT: G.F. # SCT-51-4300152403285-VJ  
CHICAGO TITLE OF TEXAS, LLC  
EFFECTIVE DATE: MARCH 21, 2024  
DATE ISSUED: APRIL 1, 2024

EXCEPTIONS FROM COVERAGE:

10. The following matters and all terms of the documents creating or offering evidence of the matters:
- d. Intentionally deleted.
- g. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot:
- Purpose: 14' Electric, Gas, Telephone and Cable TV Easement
- Variable Width Water Easement
- Variable Width Public Drainage Easement
- Affects: As depicted thereon.
- Recording No: Volume 9633, Pages 81-82, Deed and Plat Records, Bexar County, Texas. (SUBJECT TO - AS SHOWN)

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: Electric Easement

Recording Date: January 27, 1966

Recording No: Volume 3501, Page 707, Deed Records, Bexar County, Texas.

Affects: As described therein. (unlocated) (NOT PLOTTABLE)

i. Utility Service Agreement by and between the San Antonio Water System Board of Trustees and J Allen Family Partners as described in instrument filed January 14, 2008 and recorded in Volume 13503, Page 1171, Real Property Records, Bexar County, Texas. (SUBJECT TO - BLANKET)

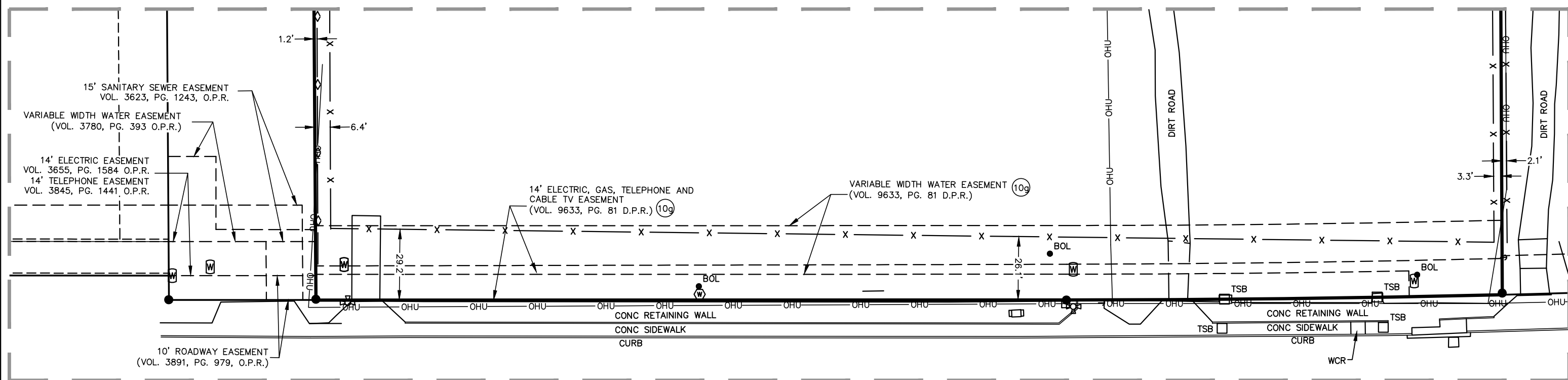
j. Utility Service Agreement by and between the San Antonio Water System Board of Trustees and The Jenkins Organization as described in instrument filed April 22, 2022 and recorded in Document Number 20220101465, Official Public Records, Bexar County, Texas. (SUBJECT TO - BLANKET)

k. Utility Service Agreement by and between the San Antonio Water System Board of Trustees and The Jenkins Organization as described in instrument filed April 22, 2022 and recorded in Document Number 20220101465, Official Public Records, Bexar County, Texas. (SUBJECT TO - BLANKET)

PEDRO SANCHEZ SURVEY NO. 411  
ABSTRACT 677

FRANCIS G. KELLER  
SURVEY NO. 198  
ABSTRACT 394

38.078 ACRES  
ROLLING OAKS SUB-17658 OF LESS



NACOGDOCHES ROAD  
FRONTAGE DETAIL  
1"=40'

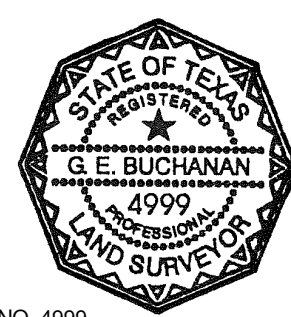
TO: ASHTON SAN ANTONIO RESIDENTIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY; NACOGDOCHES 38, LTD.; CHICAGO TITLE INSURANCE COMPANY; CHICAGO TITLE OF TEXAS, LLC.

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 ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 8, AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 4, 2024

DATE OF MAP OR PLAT: APRIL 18, 2024

**B. Buchanan**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999  
BUCHANAN@PAPE-DAWSON.COM



**PAPE-DAWSON  
ENGINEERS**

ALTANSPS LAND TITLE SURVEY

A 38.078 ACRE, OR 1,658,684 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL 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 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, CONVEYED BY DEED RECORDED IN VOLUME 12411, PAGE 182 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 17658 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

PROJECT NAME: NACOGDOCHES TRACTS