

FIELD NOTES

**For a 0.625-acre (27,205 square feet)
Variable Width Right-of-Way Dedication**

A 0.625-ACRE TRACT (27,205 SQ. FT) OF LAND SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, OUT OF A CALLED 58.18-ACRE TRACT OF LAND CONVEYED TO IVAH H. SMITH (DECEASED), BY DEED RECORDED IN VOLUME 2595, PAGE 153, DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.), WITH SAID 0.625-ACRE TRACT BEING THE REMAINDER PORTION OF THE ESTATE OF IVAH H. SMITH'S SAID 58.18-ACRE TRACT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found 1/2-inch iron pipe, (N= 13,725,039.82, E= 2,090,058.98), the northwest corner of Aids Drive, a 30-foot wide public right-of-way, on the south line of a called 11.254-acre tract of land, conveyed to Albert Alcocer and Monica Donahue-Alcocer, by deed recorded in Volume 5989, Page 1096, of the Official Public Records of Bexar County Texas (O.P.R.B.C.T.), being the north corner of the original Ivah H. Smith 58.18-acre tract, the north corner of Aids Drive, a variable width private right-of-way (no record information found), and the northeast corner of this herein described tract;

THENCE S 47°54'47" E, along the northeast line of said 58.18-acre tract, the northeast line of private right-of-way of Aids Drive, the southwest terminus of said 30-foot wide public right-of-way of Aids Drive, over and across the intersection of said Aids Drive, Samaritan Drive, a variable width public right-of-way, and Seneca Drive, an unimproved 60-foot public right-of-way, dedicated and recorded in Grass Hill Estates Lots 1 & 2, Volume 20003, Pages 1262 of the Plat Records of Bexar County, Texas (P.R.B.C.T.), a distance of 124.61-feet, to a point on the north line of a called 1.377-acre tract of land, known as Tract 3, being a portion of said Samaritan Drive conveyed to 63 Seneca West Investments, Ltd. by deed recorded in Document No. 20240215993 (O.P.R.B.C.T.), for the east corner of this herein described tract, from which 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", found for the northeast corner of said 1.377-acre tract and the west corner of said Lot 1, Block 1 of said Grass Hill Estates Lots 1 & 2, same being the north end of the curve return at the intersection of the northeast right-of-way line of said Samaritan Drive with the southeast right-of-way line of said Seneca Drive, bears N 61°45'48" E – 57.03-feet;

THENCE S 61°45'48" W, along the north line of said 1.377-acre tract, a distance of 31.76-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", for a north corner of a called 48.684-acre tract of land, known as Tract 1, conveyed to 63 Seneca West Investments, Ltd. by deed recorded in Document No. 20240215993 (O.P.R.B.C.T.), a north corner of said Lot 2, Block 1, Grass Hill Estates Lots 1 & 2, same being the east end of the curve return at the intersection of the southwest right-of-way line of said Samaritan Drive with the southeast right-of-way line of Aids Drive, a variable width private right-of-way(no record information found), for an angle corner of this herein described tract and the beginning of a non-tangent curve to the left having radius of 20.00-feet, a delta angle of 103°49'45", a chord bearing of S 82°19'14" W, a chord length of 31.48-feet, and an arc length of 36.24-feet;

THENCE Northwesterly, along and with said non-tangent curve to the left, a distance of 36.24-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON" for a north corner of said 48.684-acre tract and a north corner of said Lot 2, being the west end of said curve return and an angle corner of this herein described tract;

THENCE Along the shared northwest line of said 48.684-acre tract and said Lot 2, the southeast right-of-way line of said private variable width Aids Drive (no record information found), the following bearings and distances:

S 30°57'05" W, a distance of 340.54 feet to a found 1-inch iron pipe;

N 58°58'53" W, a distance of 18.67-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON";

S 27°51'15" W, a distance of 444.17-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON";

S 07°11'27" E, a distance of 3.92-feet to found 1/2-inch iron rod on the northwest line of said Lot 2, being an interior corner of said 48.648-acre tract, the south corner of said private variable width Aids Drive, the northeast corner of a called 13.40-acre tract, described in special warranty deed recorded in Document No. 20240215184 (O.P.R.B.C.T.), for the south corner of this herein described tract, from which a 1/2-inch iron rod found for an interior northeast corner of said 13.40-acre tract and a northwest corner of said Lot 2 bears, S 07°49'44" E – 17.01-feet;

THENCE N 55°17'41" W, along the interior northeast line of said 48.684-acre tract, the northeast line of said 13.40-acre tract, and the southwest terminus line of said private variable width Aids Drive, a distance of 17.58-feet to a found 1/2-inch iron rod, for the south corner of a called 0.535-acre tract, conveyed to Bergheim Properties, LLC-Series B-Aids Street (PS) by deed recorded in Document No. 20220273947 (O.P.R.B.C.T.), the southwest corner of said private variable width Aids Drive, and the southwest corner of this herein described tract;

THENCE N 28°51'53" E, along the southeast line of said 0.535-acre tract and the northwest right-of-way line of said private variable width Aids Drive, at 245.17-feet pass a 1/2-inch iron rod found for the northeast corner of said 0.535-acre tract and the southeast corner of a called 1.314-acre tract, conveyed to Albert Alcocer and Monica Donahue-Alcocer by deed recorded in Volume 10218, Page 751 (O.P.R.B.C.T.), continuing on the same course, along the southeast line of said 1.314-acre tract and the northwest right-of-way line of said private variable width Aids Drive, a total distance of 701.35-feet to a point, for the northeast corner of said 1.314-acre tract and an interior ell corner of this herein described tract.

THENCE N 52°54'50" W, along the northeast line of said 1.314-acre tract and the northwest right-of-way line of said private variable width Aids Drive, a distance of 63.16-feet to a point on the southeast line of said 11.254-acre tract, for the northwest corner of this herein described tract;

PROJECT #: 230156.000

OWNER NAME: ESTATE OF IVAH H. SMITH

THENCE N 37°20'13" E along the southeast line of said 11.254-acre tract and the northwest right-of-way line of said private variable width Aids Drive, a distance of 150.26-feet to the **POINT OF BEGINNING** and containing within these metes and bounds a 0.625-acre (27,205 sq. ft.) tract of land, more or less. Said tract being described in accordance with an actual survey made on the ground and a survey map prepared by Ardurra Group, Inc.

All distances shown hereon are GRID, with bearings based on the Texas State Plane Coordinate System, NAD 83, South Central Zone (4204). This description is accompanied by and made a part of an exhibit with the same date and acreage.


SALVADOR A. SALAS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6612, STATE OF TEXAS





SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROJECT #: 230156.000
OWNER NAME: IVAH H. SMITH (ESTATE)

NOTES:

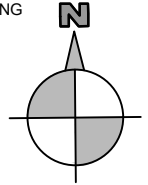
1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
3. PARENTHESIS INDICATE CALLED BEARING AND/OR DISTANCE.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND AS SUCH, NOT ALL EASEMENTS OR SERVITUDE HAVE BEEN RESEARCHED AND/OR SHOWN AT THIS TIME.

REFERENCES:

O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF
D.R.B.C.T. BEXAR COUNTY, TEXAS
P.O.B. DEED RECORDS OF
BEXAR COUNTY, TEXAS
POINT OF BEGINNING

LEGEND:

- FOUND 1/2-INCH IRON ROD
- CALCULATED POINT
- ⊙ FOUND 1-INCH IRON PIPE



LOCATION MAP N.T.S.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 20.00' | 36.24' | 31.48' | S 82°19'14" W | 103°49'45" |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 61°45'48" E | 57.03' |
| L2 | S 61°45'48" W | 31.76' |
| L7 | N 52°54'50" W | 63.16' |

80' 0 80' 160'
SCALE: 1" = 80'

**VARIABLE WIDTH
R.O.W. DEDICATION
0.625-ACRE TRACT
(27,205 SQ. FT.)**

ALBERT ALCOCER AND MONICA
DONAHUE-ALCOCER
(11.254-ACRES CALLED)
VOL. 5989, PG. 1096
O.P.R.B.C.T.

ALBERT ALCOCER
AND MONICA
DONAHUE-ALCOCER
(1.314-ACRES CALLED)
VOL. 10218, PG. 751
O.P.R.B.C.T.

63 SENECA WEST INVESTMENTS, LTD.
TRACT 1
(48.684-ACRES CALLED)
DOC 20240215993
O.P.R.B.C.T.

63 SENECA WEST INVESTMENTS, LTD.
TRACT 3
(1.377-ACRES CALLED)
DOC 20240215993
O.P.R.B.C.T.

63 SENECA WEST
INVESTMENTS, LTD.
TRACT 2
DOC 20240215993
O.P.R.B.C.T.

1/2-INCH IRON ROD
"PAPE DAWSON"

1/2-INCH IRON ROD
"PAPE DAWSON"

14.0' ELECTRIC, GAS,
TELEPHONE, AND CA. TV.
EASEMENT
VOL. 1700, PG. 769

THIS SURVEY WAS PREPARED BASED ON
A SURVEY MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION. THIS
27TH DAY OF FEBRUARY, 2025 A.D.



SALVADOR A. SALAS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6612

EXHIBIT OF:

A 0.625-ACRE TRACT (27,205 SQ. FT.) OF LAND SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, OUT OF A CALLED 58.18-ACRE TRACT OF LAND CONVEYED TO IVAH H. SMITH (DECEASED), BY DEED RECORDED IN VOLUME 2595, PAGE 153, DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.), WITH SAID 0.625-ACRE TRACT BEING THE REMAINDER PORTION OF THE ESTATE OF IVAH H. SMITH'S SAID 58.18-ACRE TRACT.

DRAWN BY: JC

JOB NO: 230156.000

SURVEYED: Jan. 2025

SHEET:

4 OF 5



8918 Tesoro Dr., Suite 401
San Antonio, Texas 78217
Phone: (210) 822-2232
www.Arduro.com
Engineering License #F-10053
Arduro Group, Inc.
Surveying Firm 10194688



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PROJECT #: 230156.000
OWNER NAME: IVAH H. SMITH (ESTATE)

NOTES:

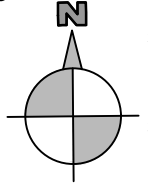
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P.O.B. BEXAR COUNTY, TEXAS
POINT OF BEGINNING

LEGEND:

- FOUND 1/2-INCH IRON ROD
- CALCULATED POINT
- ⊙ FOUND 1-INCH IRON PIPE



LOCATION MAP N.T.S.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L3 | N 58°58'53" W | 18.67' |
| L4 | S 07°11'27" E | 3.92' |
| L5 | S 07°49'44" E | 17.01' |
| L6 | N 55°17'41" W | 17.58' |

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DONAHUE-ALCOCER
(11.254-ACRES CALLED)
VOL. 5989, PG. 1096
O.P.R.B.C.T.

BERGHEIM PROPERTIES, LLC.
(0.535-ACRES CALLED)
DOC 20220273947
O.P.R.B.C.T.

ALBERT ALCOCER AND
MONICA DONAHUE-ALCOCER
(1.314-ACRES CALLED)
VOL. 10218, PG. 751
O.P.R.B.C.T.

63 SENECA WEST INVESTMENTS, LTD.
TRACT 1
(48.684-ACRE CALLED)
DOC 20240215993
O.P.R.B.C.T.

63 SENECA WEST INVESTMENTS, LTD.
(48.684-ACRE CALLED)
DOC 20240215993
(13.40-ACRES CALLED)
DOC 20240215184
O.P.R.B.C.T.

80' 0 80' 160'

SCALE: 1" = 80'

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