



13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

BORROWER/OWNER: FRANK RUBINO
ADDRESS: 22186 MATHIS ROAD
CITY, STATE, ZIP: SAN ANTONIO, TX 78284
TITLE COMPANY: TEXAS HERITAGE SERVICES I, LTD
GF NUMBER: 17-0299

LEGAL DESCRIPTION

A 26.618 ACRES OF LAND OUT OF THE MANUEL DE LA LUNA SURVEY NO. 3, ABSTRACT 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME 26.5 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO THE FRANK RUBINO REVOCABLE TRUST U/A, RECORDED IN VOLUME 11772, PAGE 919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

LEGEND

- BOUNDARY
- BUILDING SET-BACK
- EASEMENTS
- MISC-CONCRETE ADJOINER
- WIRE FENCE
- CM CONTROL MONUMENT
- SET IRON ROD
- FOUND IRON ROD
- FENCE POST
- SIGN
- FH (FIRE HYDRANT)
- () RECORD INFORMATION (VOL. 11772, PG. 919)
- [] RECORD INFORMATION (VOL. 16663, PG. 914)

ALICE M. VILLAVICENCIO
VOL. 9796 PG. 1247
O.R.B.C.T.

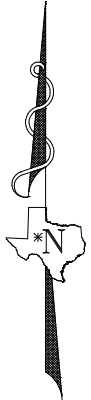
FRANK RUBINO
REVOCABLE TRUST, U/A
VOL 11772 PG. 919
O.P.R.B.C.T.

26.618 ACRES
(CALLED 26.5 ACRES)
1,159,490 SQ. FT.

(VACANT)

ALICE M. VILLAVICENCIO
VOL. 9796 PG. 1247
O.R.B.C.T.

ASPHALT ROAD



SCALE

1" = 200'

MY SUBDIVISION
VOL. 9524 PG. 14
D.P.R.B.C.T.

LOT 11

BLUE BONNET RIDGE
ESTATES SUBDIVISION
VOL. 958 PG. 207
D.P.R.B.C.T.

LOT 4

POINT OF BEGINNING

[S 69°39'14" W 209.28']
N 69°53'08" W 211.05'

POINT OF COMMENCEMENT

[N 24°33'50" E 417.42']
N 23°46'18" E 417.67'

CALLED 2.00 AC
MARIA M. MENDOZA
VOL. 16663, PG. 914
O.P.R.B.C.T.

N 24°04'49" E 415.81'
[S 24°33'50" E 417.42']

MATHIS ROAD
60' R.O.W

ASPHALT ROAD

IRON GATE

NOTES

- FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- ACCORDING TO THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT;
B-1) THIS EXCEPTION IS DELETED IN ITS ENTIRETY
B-10) NO RESTRICTION LISTED UNDER SCHEDULE B-10.

This survey is based on a title report issued by the title company listed above. Commitment No./GF No # shown above. This survey is hereby acknowledged and accepted as is



ACCORDING TO FEMA MAP NO.48029C0730F WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996 AND A REVISION DATE OF SEPTEMBER 29, 2010, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

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DATE: 08/31/17 JOB NO. 170802936 FIELD: M.Q. BOUNDARY: J.S. DRAWN: K.S. REVIEW: C.G. REVISION DATE: --- TEXAS FIRM #10194244



STATE OF TEXAS §
COUNTY OF BEXAR §

BEING 26.618 ACRES OF LAND OUT OF THE MANUEL DE LA LUNA SURVEY NO. 3, ABSTRACT 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME 26.5 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE TO THE FRANK RUBINO REVOCABLE TRUST U/A, RECORDED IN VOLUME 11772, PAGE 919 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" iron rod found in the north line of Mathis Road (a 60 foot wide right-of-way), for the southwest corner of that certain 2.00 acre tract of land conveyed to Maria M. Mendoza by deed recorded in Volume 16663, Page 914 of the Official Public Records of Bexar County, Texas, same being the southernmost southeast corner of that tract of land conveyed to Alice M. Villavicencio by deed recorded in Volume 9796, Page 1247 of the Official Public Records of Bexar County, Texas;

THENCE, N 23°46'18" E (called N 24° 33' 50" E), leaving the north right-of-way line of Mathis Road, with the west line of said 2.00 acre tract, and the east line of said Villavicencio tract, a distance of **417.67 feet** (called 417.42 feet) to a 1/2" iron rod found for the northwest corner of said 2.00 acre tract, same being the **POINT OF BEGINNING** and westernmost southwest corner of this herein described tract;

THENCE N 24° 04' 38" E (called N 24 1/2° E), generally with an existing fence line marking the common line of said Villavicencio tract and this herein described tract, passing at a distance of 1138.15 feet a fence post found and continuing for a total distance of **1154.30 feet** to a 1/2" iron rod set with cap stamped "ALLIANCE SURVEYING" for the northwest corner of this herein described tract, same being an interior angle point in the southeast line of said Villavicencio tract;

THENCE, S 56° 50' 57" E (called Easterly), continuing with the common line of said Villavicencio tract and the north line of this herein described tract, a distance of **859.87 feet** (called 286 yards) to a 1/2" iron rod set with cap stamped "ALLIANCE SURVEYING" in an existing fence line marking the west line of Lot 11, Ivy Subdivision, a subdivision of record in Volume 9524, Page 14 of the Deed and Plat Records of Bexar County, Texas, for an angle point in the southeast line of said Villavicencio tract, and the northeast corner of this herein described tract;

THENCE, S 24° 10' 44" W (called S 24 1/2° W), with the west line of said Lot 11, a distance of **1369.72 feet** to a 1/2" iron rod set with cap stamped "ALLIANCE SURVEYING" in the north right-of-way line of Mathis Road for the southeast corner of this herein described tract;


THENCE, N 70° 26' 05" W (called Westerly), with the north right-of-way line of Mathis Road, a distance of **638.14 feet** to a 1/2" iron rod set with cap stamped "ALLIANCE SURVEYING" for the southernmost southwest corner of this herein described tract, same being the southeast corner of said 2.00 acre tract;

THENCE, leaving the north right-of-way line of Mathis Road, with the east and north lines of said 2.00 acre tract, the following two (2) courses and distances:

1. **N 24° 04' 49" E** (called N 24° 33' 50" E), a distance of **415.81 feet** (called 417.42 feet) to a 1/2" iron rod found for the northeast corner of said 2.00 ac tract, same being an angle point in the west line of this herein described tract;
2. **N 69° 53' 08" W** (called N 69° 39' 14" w), a distance of **211.05 feet** (called 209.28 feet) to the **POINT OF BEGINNING**, containing 26.618 acres (1,159,490 square feet) of land, more or less, withing these metes and bounds.

ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

This survey was prepared from an on the ground survey performed in August, 2017 under my direct supervision and is true and correct to the best of my knowledge and belief.



Caesar A. Garcia
RPLS No. 5904
August 24, 2017

