



**FIELD NOTES FOR:**

A 0.259 ACRE TRACT OUT OF THAT CERTAIN 0.560 ACRE TRACT RECORDED IN VOLUME 5395, PAGE 482 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF NEW CITY BLOCK 11688, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING:** At a set "P-K" nail on concrete on the east right-of-way line of West Avenue (60' wide public right-of-way), the west end of a cut-back line joining Jackson-Keller Road, the northwest corner of this tract;

**THENCE:** North 63°21'00" East (bearings are based on the plat recorded in Volume 6100, Page 120) 44.85' to a set 1/2" iron rod stamped "GIBBONS" on the southwest right-of-way line of Jackson-Keller Road (60' wide public right-of-way), the east end of the cut-back line, the north corner of this tract;

**THENCE:** South 53°18'00" East 125.00' with the southwest right-of-way line of Jackson-Keller Road to a found railroad spike, the north corner of Lot 39, SNECKNER SUBDIVISION as recorded in Volume 6100, Page 120, the east corner hereof;

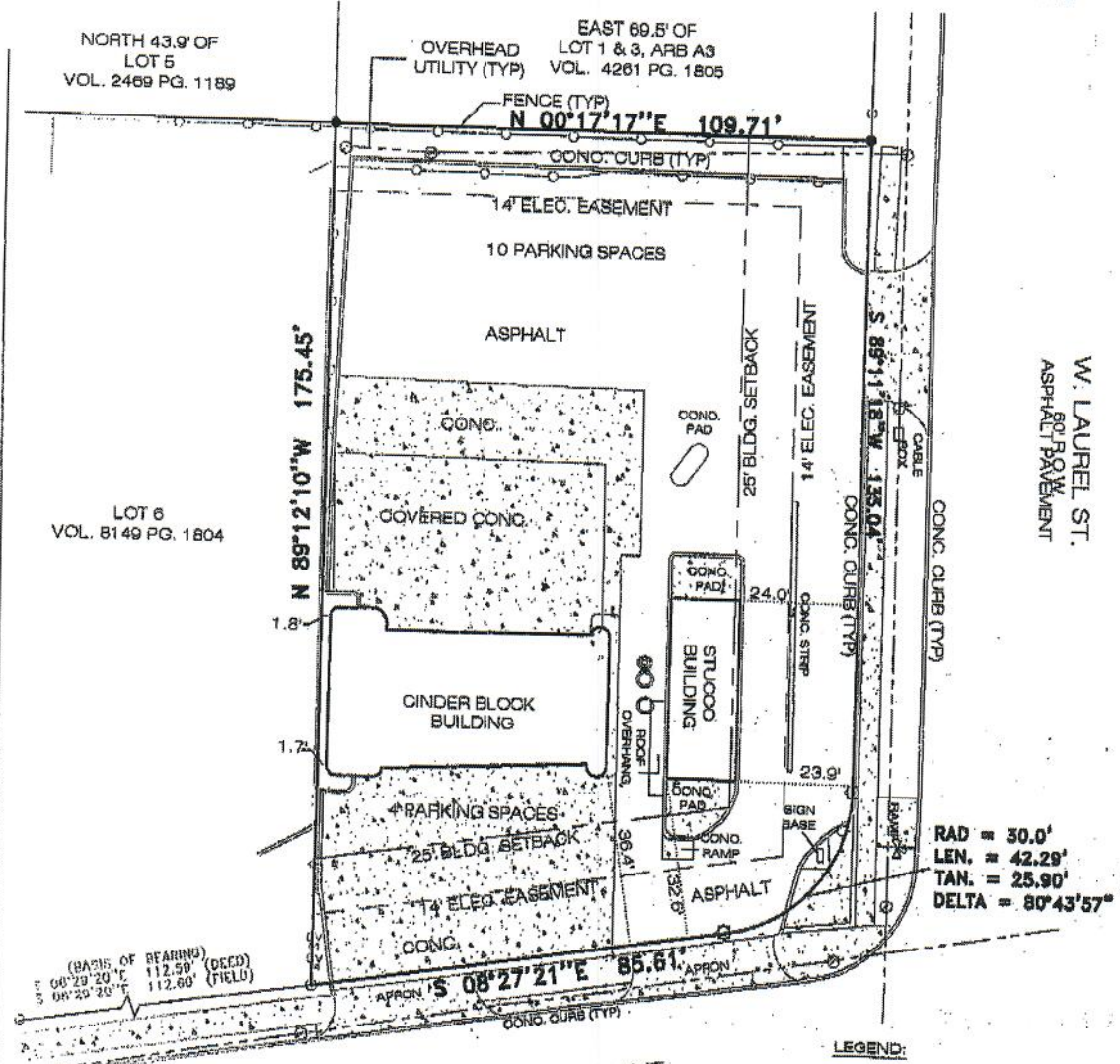
**THENCE:** South 63°21'00" West (this line held for rotation) 156.98' to a set "P-K" nail in concrete on the aforementioned east right-of-way line of West Ave., the southwest corner of this tract;

**THENCE:** Due North 125.00' to the POINT OF BEGINNING of this tract.

THIS DESCRIPTION, TOGETHER WITH A SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF GIBBONS SURVEYING & MAPPING, INC. WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

Gary A. Gibbons, R.P.L.S. #4716  
**GIBBONS SURVEYING & MAPPING, INC.**  
Date: April 9, 2004  
Job No.: 05-3645-01  
Doc I.D.:fn5132West Ave  
GAG/ps





RAD = 30.0'  
 LEN. = 42.29'  
 TAN. = 25.90'  
 DELTA = 80°43'57"

**LEGEND:**

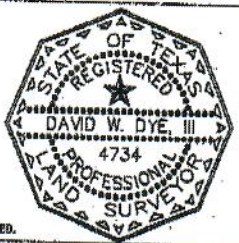
- FND. IRON PIN W/ CASTELLA CAP
- SET 1/2" IRON PIN W/ CAP MARKED (DYE ENT SA TX)
- ⊗ FND. CHISELED "X"
- FND. P.K. NAIL
- ⊙ POWER POLE
- ⊠ FIRE HYDRANT
- ◇ LIGHT POLE
- ⊕ GASOLINE VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SEWER CLEANOUT

SCALE: 1" = 20'

PURCH: FICJ PARTNERSHIP, LTD  
 ADDRESS: 823 & 827 SAN PEDRO  
 LOT: 10 BLOCK: 45 N.O.B.: 358  
 SUBDIVISION: SAN PEDRO-PIT STOP  
 CITY: SAN ANTONIO COUNTY: BEXAR STATE: TEXAS  
 ACCORDING TO THE PLAT RECORDED IN VOLUME: 9510 PAGE: 64 D&PR  
 TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY  
 C.T. NUMBER: 200411549

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN:  
 VOL. 3754 PG. 1104 VOL. 3769 PG. 559 VOL. PG.  
 VOL. PG. VOL. PG. VOL. PG.

**DYE ENTERPRISES**  
 4017 STAHL ROAD SUITE 3  
 SAN ANTONIO, TEXAS 78217  
 TEL. (810) 599-4120  
 FAX (810) 599-4101



STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THERE ARE NO APPARENT EASEMENTS, PROVISIONS OR ENTRUSANCES EXCEPT AS SHOWN. MUNICIPAL RECORDS NOT RESEARCHED.

THIS 10TH DAY OF JANUARY 2006, A.D.

*David W. Dye III*  
 DAVID W. DYE III R.P.L.S. NO. 4734

DRAWN BY: FICJ  
 JOB NO.: 04-0270.00  
 FIELD WORK COMP.: 12-29-04

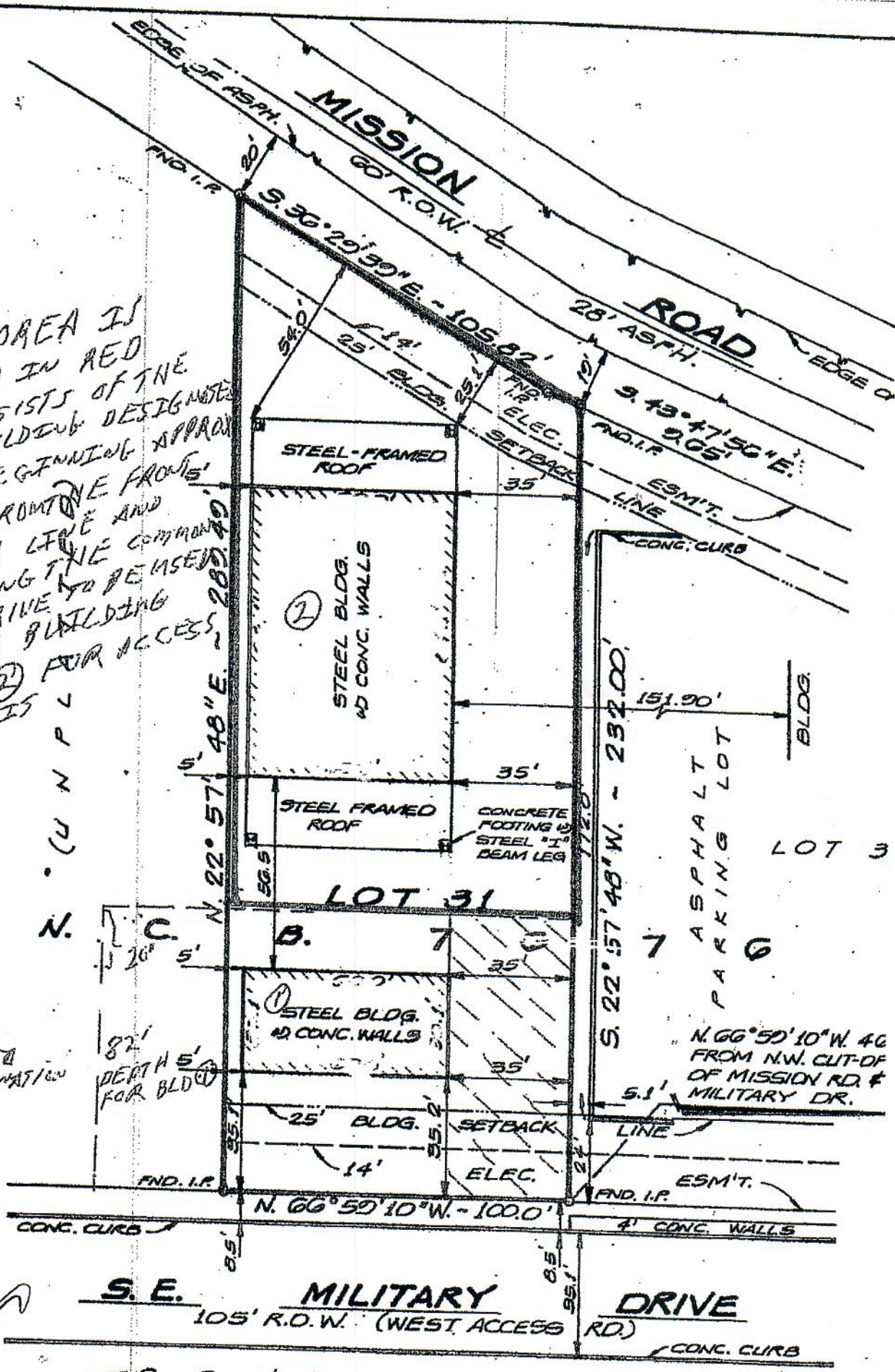
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Sta. 710.10 - 5106

LEASE AREA IS  
 OUTLINED IN RED  
 AND CONSISTS OF THE  
 REAR BUILDING DESIGNATED  
 ② AND BEGINNING APPROX  
 82' FROM THE FRONT  
 PROPERTY LINE AND  
 INCLUDING THE COMMON  
 ENTRY DRIVE TO BE USED  
 BY BOTH BUILDING  
 ① AND ② FOR ACCESS  
 AND EXIS



COMMON AREA  
 DRIVE DESIGNATION



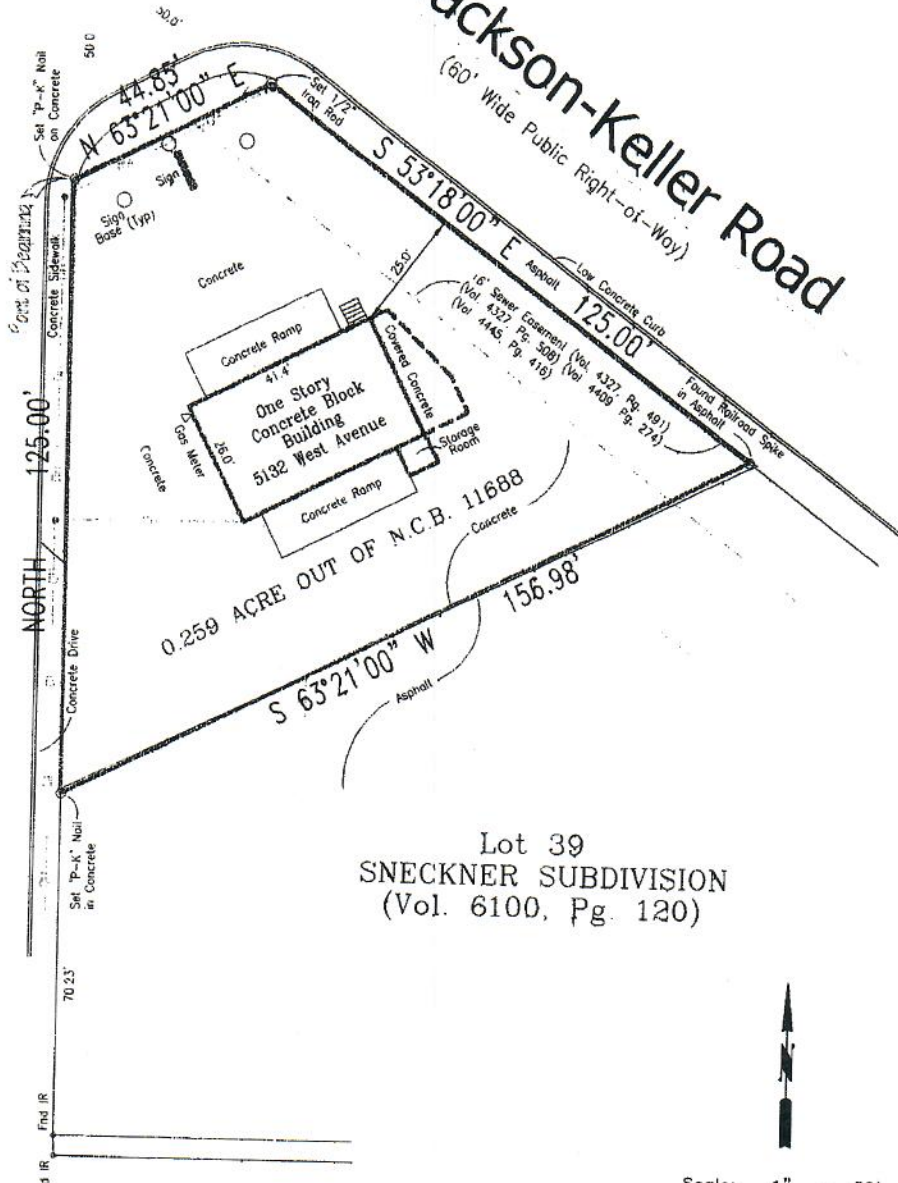
S. E. **MILITARY DRIVE**  
 105' R.O.W. (WEST ACCESS RD.)  
 CONC. CURB

C O N C . I S L A N D

EXHIBIT "A"

**West Avenue**  
(60' Wide Public Right-of-Way)

**Jackson-Keller Road**  
(60' Wide Public Right-of-Way)



Lot 39  
SNECKNER SUBDIVISION  
(Vol. 6100, Pg. 120)



Scale: 1" = 30'

A Survey of:

0.259 acre out of that certain 0.560 acre tract recorded in Volume 5395, Page 482 of the Deed Records of Bexar County, Texas, being out of New City Block 11688, San Antonio, Bexar County, Texas.

THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND EASEMENTS

- RECORDED IN VOL. 5395 PG. 482 VOL. 2579 PG. 515
- VOL. 3978 PG. 894 VOL. 4327 PG. 491
- VOL. 4327 PG. 508 VOL. 4409 PG. 274
- VOL. 4445 PG. 416 VOL. 8315 PG. 683

I hereby certify that this map represents an actual survey made on the ground by men working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Land Surveying as of this date.

Survey field work completed on:

the 9th DAY OF April 2005, A.D.

*Gary A. Gibbons*  
GARY A. GIBBONS  
Registered Professional Land Surveyor Number 4716

Survey not valid unless contains original seal and signature

Borrower: FkJ Development Partners, L.P.

NOTES:

- 1.) Title Commitment issued by First American Title Company, GF# 547220-SA12, dated February 02, 2005 provided to this office as satisfactory records search.
- 2.) Easement and restriction references are as identified by Title Commitment above, only.
- 3.) Bearing rotation is based on plot recorded in Vol. 6100, Pg. 120
- 4.) Found monumentation resulted in all bearings and distances falling within minimum positional tolerances.
- 5.) This survey is being prepared solely for the use of the current parties (as noted above). No license has been created, express or implied, to copy this survey except as is necessary in conjunction with this transaction, which shall take place within 6 months of the date of this survey.

JOB NO. 05-3645-01 A



**Gibbons Surveying & Mapping, Inc.**

P.O. Box 700576,  
San Antonio, Texas  
78270-0576  
(210) 366-4600  
(FAX) 366-4673