

**METES & BOUNDS DESCRIPTION  
TRACT 1**

A 26.00 ACRE TRACT SITUATED IN THE SAMUEL L. WHEELER SURVEY NO. 130, ABSTRACT NO. 792, COUNTY BLOCK 4232, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 32.603 ACRE TRACT OF LAND TRACT CONVEYED TO STEVE BRENTS AND GUY JONES BY DEED RECORDED IN VOLUME 10820, PAGE 375, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE SAME CALLED 32.603 ACRE TRACT OF LAND TRACT CONVEYED TO JOSE F. GARCIAS BY DEED RECORDED IN VOLUME 17002, PAGE 1108, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a found ½” iron rod for the southwest corner of the herein described tract, southwest corner of the said 32.603 acre tract, the northwest corner of a called 200 acre tract as conveyed to William M. James, Jr in Vol. 2927, Pg. 270, Real Property Records of Bexar County, Texas, a point in the easterly boundary line of the remaining portion of a portion of a called 64.39 acre tract as conveyed to Morris Randall Blake in Vol. 8444, Pg. 36, Real Property Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said Blake Tract, North 00°15’52” West, a distance of 1107.15 feet (called North 00°05’16” West, a distance of 1107.15 feet) to a set ½” iron rod in the easterly R.O.W. line of said Benton City Road for the P.C. of a non-tangent curve to the left;

**THENCE** along and with said R.O.W., along said curve to the left with the following parameters:

Radius: 746.20 feet

Arc Length: 172.00 feet

Chord Length: 171.62 feet

Chord Bearing: North 06°15’24” East (called North 06°26’00” East)

Delta Angle: 13°12’24”

To a set ½” iron rod for a point of tangency;

**THENCE** continuing along and with said R.O.W., North 00°32’55” West, a distance of 512.98 feet (called North 00°08’10” East, per deed) to a set ½” iron rod for the northeast corner of the herein described tract, the southwest corner of a 6.58 acre tract called Tract 2 this day surveyed;

**THENCE** into and across said 32.603 Acre Tract, along and with the southerly boundary line of said Tract 2, South 81°27’30” East, a distance of 652.67 feet to a set ½” iron rod for the northwest corner of the herein described tract, the southeast corner of the said Tract 2, a point in the westerly boundary line of a called 10.097 acre tract as conveyed to Juan Ramon Blanquiz and Sylvia Campos Blanquiz in Vol. 16897, Pg. 1359, Real Property Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said Blanquiz Tract, generally along a fence, South 00°05'52" West, at a distance of 959.62 feet passing a found ½" iron rod marking the common west corner of said Blanquiz Tract, and a called 10.097 acre tract as conveyed to Marco A. Gonzalez and Leticia Gonzalez in Vol. 11615, PG. 1944, Real Property Records of Bexar County, Texas, a total distance of 1691.16 feet (called South 00°32'03" West, per deed) to a set ½" iron rod for the southeast corner of the herein described tract, for the southeast corner of the said 32.603 acre tract, the southwest corner of said Gonzalez Tract, the northwest corner of Lot 11, C.B. 4232, Sun Edison Somerset, as recorded in Vol. 9641, Pgs. 177-178, Deed and Plat Records of Bexar County, Texas;


**THENCE** along and with the common boundary of the herein described tract and said Sun Edison Tract, South 89°46'18" West, a distance of 651.23 feet (called North 89°21'15" West, a distance of 649.19 feet) to the **POINT OF BEGINNING** and containing 26.00 acres, more or less.

STATE OF TEXAS       §

May 20, 2015

COUNTY OF BEXAR    §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

  
Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520



**METES & BOUNDS DESCRIPTION  
TRACT 2**

A 6.58 ACRE TRACT SITUATED IN THE SAMUEL L. WHEELER SURVEY NO. 130, ABSTRACT NO. 792, COUNTY BLOCK 4232, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 32.603 ACRE TRACT OF LAND TRACT CONVEYED TO STEVE BRENTS AND GUY JONES BY DEED RECORDED IN VOLUME 10820, PAGE 375, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE SAME CALLED 32.603 ACRE TRACT OF LAND TRACT CONVEYED TO JOSE F. GARCIAS BY DEED RECORDED IN VOLUME 17002, PAGE 1108, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a found ½” iron rod in the easterly R.O.W. line of Benton City Road (a Variable Width Public R.O.W.) for the northwest corner of the herein described tract, the northwest corner of the said 32.063 acre tract, the cut-back to the northerly R.O.W. line of said Benton City Road;

**THENCE** along and with said cut-back, North 44°18’00” East, a distance of 56.66 feet (called North 44°48’50” East, a distance of 56.50 feet) to a found ½” iron rod for the most northerly northwest corner of the herein described tract, a point in the southerly R.O.W. line of said Benton City Road;

**THENCE** along and with said R.O.W, North 89°23’35” East, a distance of 610.10 feet (called North 89°51’50” East, a distance of 610.10 feet) to a point of reference located North 00°36’25” West, a distance of 10.40 feet from a found ½” iron rod marking the northwest angle corner of a called 10.097 acre tract as conveyed to Juan Ramon Blanquiz and Sylvia Campos Blanquiz in Vol. 16897, Pg. 1359, Real Property Records of Bexar County, Texas, and North 78°07’06” West, a distance of 0.72 feet from a found fence corner post for the northeast corner of the herein described tract, the northeast corner of the said 32.063 acre tract;

**THENCE** along and with the common boundary of the herein described tract and said Blanquiz Tract, generally along a fence, South 00°05’52” West, a distance of 495.47 feet (called South 00°32’03” West, per deed) to a set ½” iron rod for the southeast corner of the herein described tract, the northeast corner of a 26.00 acre tract called Tract 1 this day surveyed;

**THENCE** into and across said 32.603 Acre Tract, along and with the northerly boundary line of said Tract 1, North 81°27’30” West, a distance of 652.67 feet to a set ½” iron rod in the easterly R.O.W. line of said Benton City Road for the southwest corner of the herein described tract, the northwest corner of said Tract 1 this day surveyed;

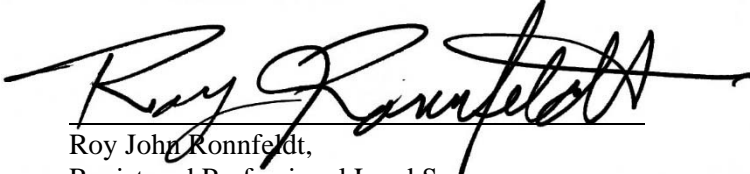
**THENCE** along and with said R.O.W., North 00°32’55” West, a distance of 351.53 feet (called North 00°08’10” East, per deed) to **POINT OF BEGINNING** and containing 6.58 acres, more or less.

STATE OF TEXAS §

May 20, 2015

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

  
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Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520



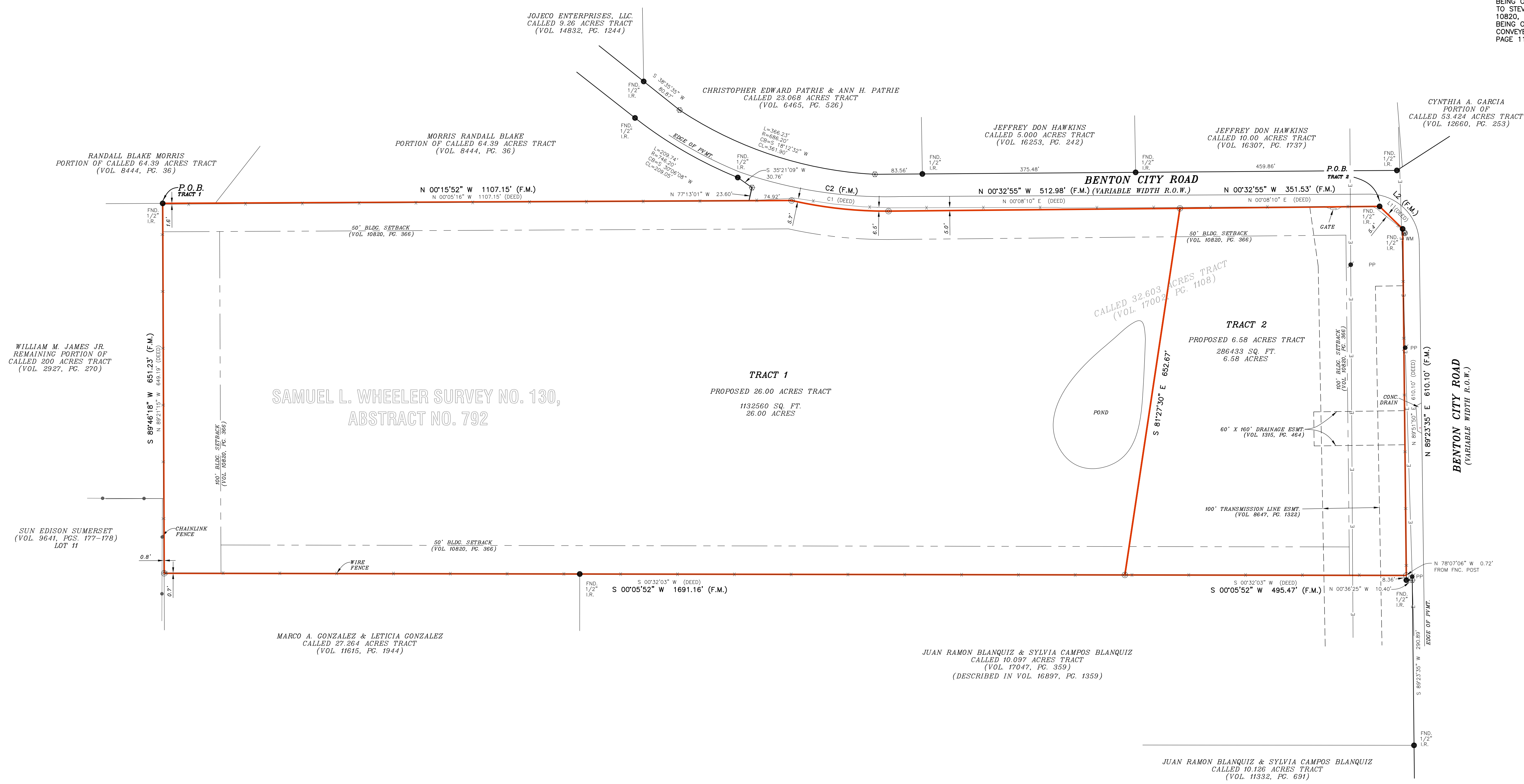
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	746.20'	172.00'	171.62'	N 06°26'00" E	13°12'24"
C2	746.20'	172.00'	171.62'	N 06°15'24" E	13°12'24"

LINE	BEARING	DISTANCE
L1	N 44°48'50" E	56.50'
L2	N 44°18'00" E	56.66'

**SURVEY OF:**

**TRACT 1**  
A 26.00 ACRE TRACT SITUATED IN THE SAMUEL L. WHEELER SURVEY NO. 130, ABSTRACT NO. 792, COUNTY BLOCK 4232, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 32.603 ACRE TRACT OF LAND TRACT CONVEYED TO STEVE BRENTS AND GUY JONES BY DEED RECORDED IN VOLUME 10820, PAGE 375, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE SAME CALLED 32.603 ACRE TRACT OF LAND TRACT CONVEYED TO JOSE F. GARCIA BY DEED RECORDED IN VOLUME 17002, PAGE 1108, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

**TRACT 2**  
A 6.58 ACRE TRACT SITUATED IN THE SAMUEL L. WHEELER SURVEY NO. 130, ABSTRACT NO. 792, COUNTY BLOCK 4232, BEXAR COUNTY, TEXAS, BEING OUT OF A CALLED 32.603 ACRE TRACT OF LAND TRACT CONVEYED TO STEVE BRENTS AND GUY JONES BY DEED RECORDED IN VOLUME 10820, PAGE 375, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE SAME CALLED 32.603 ACRE TRACT OF LAND TRACT CONVEYED TO JOSE F. GARCIA BY DEED RECORDED IN VOLUME 17002, PAGE 1108, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



**SAMUEL L. WHEELER SURVEY NO. 130,  
ABSTRACT NO. 792**

**TRACT 1  
PROPOSED 26.00 ACRES TRACT  
1132560 SQ. FT.  
26.00 ACRES**

**TRACT 2  
PROPOSED 6.58 ACRES TRACT  
286433 SQ. FT.  
6.58 ACRES**

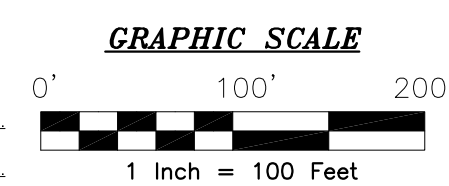
**LEGEND**

- These standard symbols will be found in the drawing.
- BOUNDARY LINE
  - - - EASEMENT LINE
  - - - BUILDING SETBACK LINE
  - CHAINLINK FENCE
  - WIRE FENCE
  - OVERHEAD ELECTRIC
  - ⊙ SET IRON ROD
  - POINT OF REFERENCE
  - FOUND IRON ROD
  - ⊙ PROPERTY CORNER
  - ⊙ WATER METER
  - ⊙ POWER POLE
  - (DEED) RECORDED ON DEED
  - (F.M.) FIELD MEASURED

**LEGAL DESCRIPTION OF THE LAND:**  
26 ACRES OUT OF A 32.603 ACRES TRACT SITUATED IN THE SAMUEL L. WHEELER SURVEY NO. 130, ABSTRACT 792, COUNTY BLOCK 4232, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO STEVE BRENTS AND GUY JONES BY DEED RECORDED IN VOLUME 10820, PAGE 375, OFFICIAL RECORDS, BEXAR COUNTY, TEXAS.

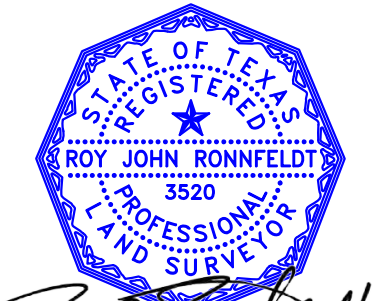
**SURVEYOR'S NOTE**  
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.  
At date of this survey, the property is in FEMA designated ZONE X & A, as verified by FEMA map Panel No. 880226-0683-F, effective date of SEPTEMBER 29, 2010.  
Exact elevations can only be determined by an Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.



I, **ROY JOHN RONNFELDT**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to  
**ALAMO TITLE COMPANY**  
and that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.19).  
Borrower/Owner: **EDWARD DUGOSH AND HEATHER DUGOSH**  
Address: **BENTON CITY ROAD** OF NO. **4003004353**  
Legal Description of the Land: **SEE ABOVE...**

FINAL "BOUNDARY" SURVEY		
JOB NO.:	1503027078	NO. REVISION DATE
DATE:	03/28/15	
DRAWN BY:	ML/SM	
APPROVED BY:	RJR	



SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:  
VOLUME 10820, PAGE 366, REAL PROPERTY, BEXAR COUNTY, TEXAS  
VOLUME 10820, PAGE 373, REAL PROPERTY, BEXAR COUNTY, TEXAS  
VOLUME 11186, PAGE 1176, REAL PROPERTY, BEXAR COUNTY, TEXAS  
VOLUME 1315, PAGE 464, REAL PROPERTY, BEXAR COUNTY, TEXAS  
VOLUME 8647, PAGE 1322, REAL PROPERTY, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



**AMERISURVEYORS, L.L.C.**  
2875 House Oak Parkway Suite # 1250 San Antonio, Texas 78242  
Phone: (214) 321-2228 Fax: (214) 321-3541

**ROY JOHN RONNFELDT**, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520