



DESCRIPTION OF
A 447.92 ACRE TRACT
C.B. 2148

A 447.92 acre tract of land situated in County Block 2148 in the Pablo Villapando Survey No. 142, Abstract No. 772, Bexar County, Texas, and being all of that called 454.023 acre tract of land conveyed to Shannon Partners, Ltd. and described in Volume 6689, Page 1101, recorded March 11, 1996 in the Official Public Records of Bexar County, Texas (O.P.R.), said 447.92 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail and washer stamped "KFW SURVEYING" set in asphalt at the intersection of the southerly right-of-way of Burshard Road (apparent 50' wide R.O.W.) with the westerly right-of-way of Gardner Road (apparent 50' wide R.O.W.) for the northeast corner of said 454.023 acre tract of land and the tract described herein, whence a ½" iron rod found in the easterly right-of-way of Gardner Road bears N 88°43'27" E, a distance of 48.48 feet;

THENCE: S 00°23'10" E, along and with the westerly right-of-way line of said Gardner Road and the east line of said 454.023 acre tract of land, a distance of **4147.52 feet** to a ½" iron rod found at the northeast corner of that called 234.61 acre tract of land condemned by the City Public Service Board, City of San Antonio, and described in Volume 6754, Page 403, O.P.R., and for the southeast corner of said 454.023 acre tract of land and the tract described herein;

THENCE: Along and with the northerly lines of said 234.61 acre tract of land and the southerly lines of said 454.023 acre tract of land, the following sixteen (16) courses:

1. **N 49°30'18" W**, a distance of **806.17 feet** to a found ½" iron rod at a fence corner post;
2. **N 30°44'51" W**, a distance of **235.97 feet** to a found ½" iron rod at a fence corner post;
3. **N 15°44'01" E**, a distance of **99.44 feet** to a found ½" iron rod at a fence corner post;
4. **N 43°27'57" E**, a distance of **150.29 feet** to a found ½" iron rod at a fence corner post;
5. **N 61°15'02" W**, a distance of **203.79 feet** to a found 5/8" iron rod at a fence corner post;
6. **S 21°30'52" W**, a distance of **749.45 feet** to a found ½" iron rod at a fence corner post;
7. **S 08°23'25" E**, a distance of **1149.37 feet** to a found ½" iron rod at a fence corner post;
8. **S 52°32'20" W**, a distance of **788.56 feet** to a found ½" iron rod at a fence corner post;
9. **N 00°59'52" W**, a distance of **724.12 feet** to a found ½" iron rod at a fence corner post;
10. **S 89°35'06" W**, a distance of **499.68 feet** to a found ½" iron rod at a fence corner post;
11. **S 01°33'37" W**, a distance of **939.51 feet** to a found 5/8" iron rod at a fence corner post;
12. **S 84°32'01" W**, a distance of **469.54 feet** to a found ½" iron rod at a fence corner post;
13. **S 00°25'49" E**, a distance of **1379.34 feet** to a found ½" iron rod at a fence corner post;
14. **N 71°58'20" W**, a distance of **899.16 feet** to a found ½" iron rod at a fence corner post;
15. **N 01°33'12" W**, a distance of **574.43 feet** to a found ½" iron rod at a fence corner post;
16. **N 50°12'34" W**, a distance of **399.15 feet** to a found ½" iron rod at a fence corner post in the east line of that called 115 acre tract of land conveyed to the City Public Service Board, City of San Antonio and described in Volume 5703, Page 801, recorded February 8, 1967 in the Deed Records of Bexar County, Texas (D.R.), for the northwest corner of said 234.61 acre tract of land and the southwest corner of said 454.023 acre tract of land and the tract described herein,

THENCE: N 00°25'30" W, along and with the east lines of said 115 acre tract of land, that called 35 acre tract of land conveyed to the City Public Service Board, City of San Antonio and described in Volume 5745, Page 428, recorded April 27, 1967 in the D.R., and that called 74.18 acre tract of land conveyed to the City Public Service Board, City of San Antonio and described in Volume 5759, Page 812, recorded May 26, 1967 in the D.R., and the west line of said 454.023 acre tract of land, a distance of **3776.55 feet** to a 1" iron pipe found for the northeast corner of said 74.18 acre tract of land and the southeast corner of that called 10.59 acre tract of land conveyed to Sunbelt Estates, LLC and described in Volume 16116, Page 1639, recorded May 20, 2013 in the O.P.R.;

THENCE: N 00°17'41" W, along and with the east line of said 10.59 acre tract of land and the west line of said 454.023 acre tract of land, passing at a distance of 570.86 feet a ½" iron rod with cap stamped "JOHN HOWARD SURVEYING" found at the northeast corner of said 10.59 acre tract of land and the southeast corner of that called 10.88 acre tract of land conveyed to Salvador Valladolid and Javier Valladolid and described in Volume 16625, Page 2148, recorded April 10, 2014 in the O.P.R., and continuing along and with the east line of said 10.88 acre tract of land, a total distance of **2178.90 feet** to a 8" fence corner post found in the southerly right-of-way of said Burchard Road, for the northeast corner of said 10.88 acre tract of land and the northwest corner of said 454.023 acre tract of land and the tract described herein, whence a found ½" iron rod bears S 89°36'17" W, a distance of 643.63 feet;

THENCE: Along and with the southerly right-of-way of said Burshard Road and the north line of said 454.023 acre tract of land, the following two (2) courses:

1. **N 89°36'17" E** a distance of **2407.29 feet** to a set ½" iron rod with cap stamped "KFW SURVEYING";
2. **S 89°47'08" E** a distance of **1291.35 feet** to the **POINT OF BEGINNING** and containing **447.92 acres** more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW SURVEYING. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 19-001
Prepared by: KFW Surveying
Date: January 11, 2019
File: S:\Draw 2019\19-001 Calaveras\DOCS\19-001 Calaveras description TCP 01112019.doc

