

COSA - CITY CLERK
2023 MAR 16 PM 03:52:13

PROPERTY DESCRIPTION - ETJ Tract

BEING a 16.371 acre (713,116 square feet) tract of land situated in the Antonio Zamora Survey No. 36, Abstract No. 828 and Jeffery B. Hill Survey No. 103, Abstract No. 308, Bexar County, Texas and being part of a called 35.445 acre tract described in Special Warranty Deed to BRYCAP FARM PROPERTIES, LLC recorded in Document No. 20090056951, Official Public Records, Bexar County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap found at the south end of a corner clip at the intersection of the southeast right-of-way line of Weichold Road (a variable width right-of-way) and south right-of-way line of Interstate Highway 10;

THENCE South 30°20'51" West along the southeast line of Weichold Road, the northwest line of said 35.445 acre tract, a distance of 568.18 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southwest corner of the 35.445 acre tract;

THENCE North 60°36'15" West departing the southeast line of Weichold Road along the southwest line of said 35.445 acre tract, the northeast line of Paloma Replat, an addition to the City of San Antonio according to the plat recorded in Document No. 20170054817, of said Official Public Records, a distance of 74.54 feet for the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 68°49'23" East departing the northeast line of said Paloma Replat and over and across the said 35.445 acre tract along the ostensible line separating the City of San Antonio from the City of San Antonio ETJ, a distance 1,707.55 feet to a point in the southeast line of the 35.445 acre tract, northwest line of the remainder of a called 53.424 acre tract described in Warranty Deed to I-10 INVESTMENTS, LTD. recorded in Document No. 20060052082, of said Official Public Records, for the northeast corner of the herein described tract;

THENCE South 29°10'39" West along the northwest line of said 53.424 acre tract, the southeast line of the herein described tract, passing at a distance of 82.10 feet the north corner of Paloma Subdivision Unit No. 2A, an addition to the City of San Antonio according to the plat recorded in Volume 20001, Page 1949, Plat Records, Bexar County, Texas, continuing 101.18 feet for a total distance of 183.28 feet to a 1/2" iron rod with plastic cap found for an angle point in the northwest line of said Paloma Subdivision Unit No. 2A, and the herein described tract;

THENCE South 29°39'20" West continuing along said northwest line of Paloma Subdivision Unit No. 2A, the southeast line of the herein described tract, a distance of 1,135.70 feet to a 1/2" iron rod with plastic cap found for a point in the northeast line of Paloma Subdivision, Unit 1, Lot 20, an addition to the City of San Antonio according to the plat recorded in Document No. 20160193190, of said Official Public Records, and being the southwest corner of said Paloma Subdivision Unit No. 2A, the southeast corner of said 35.445 are tract, and the southeast corner of the herein described tract;

THENCE North 60°36'15" West along the southwest line of the herein described tract, the northeast line of said Paloma Subdivision, Unit 1, and the northeast line of said Paloma Replat, a distance of 1,080.01 feet to the **POINT OF BEGINNING** and containing 713,116 square feet or 16.371 acres of land.

James L. Janisse
03/06/23

JAMES L. JANISSE
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EXHIBIT OF A 16.371 ACRE TRACT

ANTONIO ZAMORA SURVEY NO. 36 ABSTRACT NO. 828 AND
JEFFERY B. HILL SURVEY NO. 103 ABSTRACT NO. 308
COUNTY BLOCK 5088, BEXAR COUNTY, TEXAS
CITY OF SAN ANTONIO, E.T.J., BEXAR COUNTY, TEXAS

Kimley»Horn

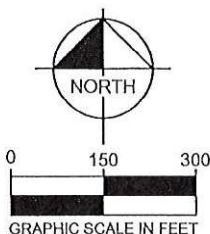
601 NW Loop 410, Suite 350
San Antonio, Texas 78216

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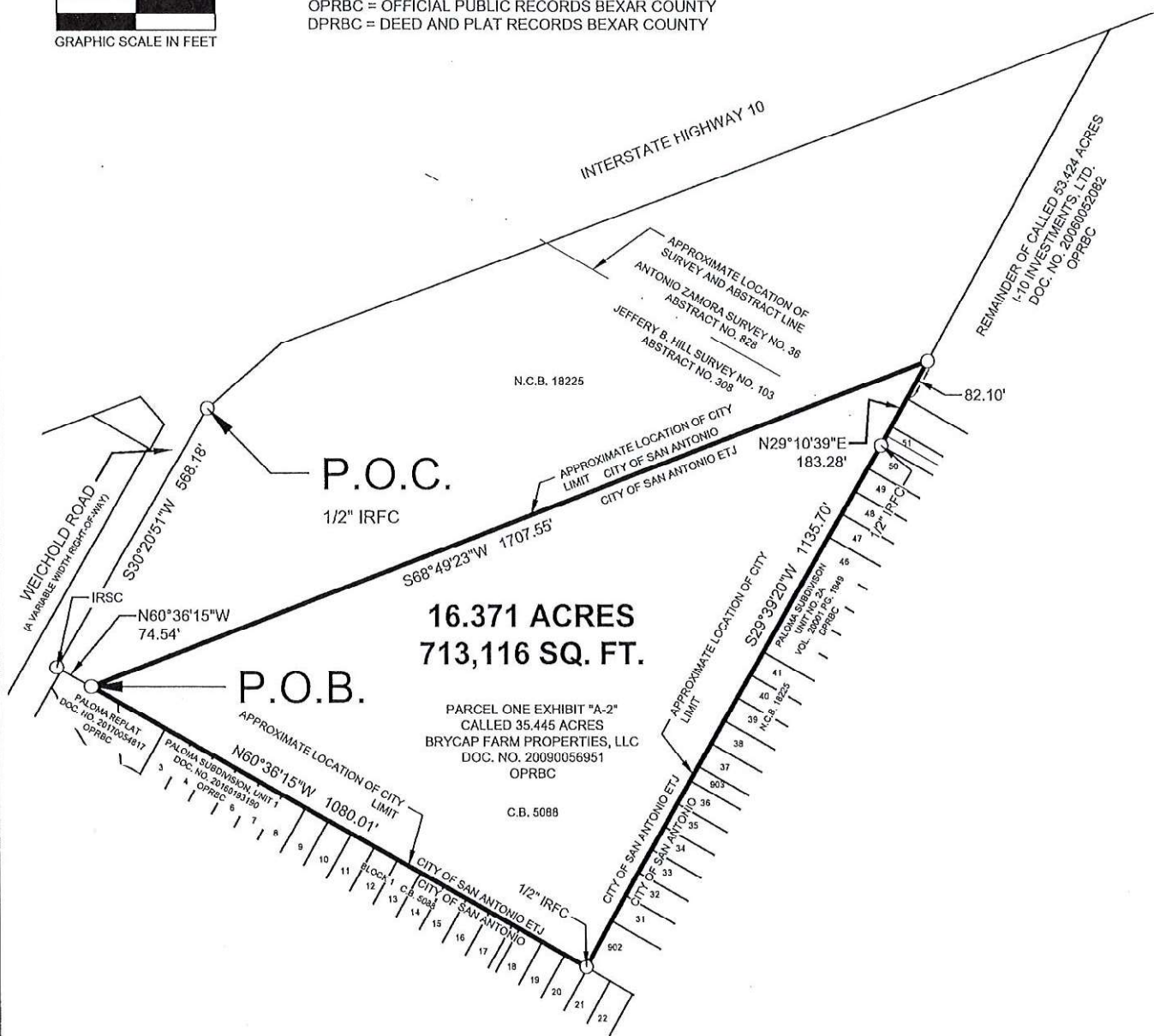
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
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| N/A | MGB | JLJ | Mar. 2023 | 068734400 | 1 OF 2 |

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LEGEND:

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD FOUND W/CAP
DRBC = DEED RECORDS OF BEXAR COUNTY
OPRBC = OFFICIAL PUBLIC RECORDS BEXAR COUNTY
DPRBC = DEED AND PLAT RECORDS BEXAR COUNTY



SURVEYORS CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY. SEE THE SEPARATE LAND TITLE SURVEY UNDER JOB NUMBER 068734400 FOR ADDITIONAL INFORMATION.

GEODETIC NOTE: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

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CITY OF SAN ANTONIO, E.T.J., BEXAR COUNTY, TEXAS

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Scale

1" = 300'

Drawn by

MGB

Checked by

JLJ

Date

Mar. 2023

Project No.

068734400

Sheet No.

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