



**METES AND BOUNDS
FOR
Parcel S**

Description of a 0.997-acre tract of land out of the James H Cox Survey 22, Abstract No. 155, Bexar County, Texas and being in N.C.B. 34760, San Antonio, Texas and being a portion of that certain 2.303-acre tract described in Document No. 20190049980, Official Public eRecords of Real Property of Bexar County, Texas and being more particularly described by metes and bounds as follows:

(All bearings are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983. All distances are on surface.)

BEGINNING at a ½ inch iron rod found with yellow "Pape Dawson" cap in the southwest right-of-way line of Camp Bullis Road (ROW varies), for the northwest corner of said 2.303-acre tract, same being the North corner of Lot 901, Block 10, N.C.B. 14747, Talavera Ridge Phase 3B MPCD of record in Volume 9710, Page 162, Deed and Plat Records, Bexar County, Texas;

THENCE N50°02'17"E, along the South line of Camp Bullis Road, same being the North line of said 2.303-acre tract, a distance of 131.01 feet to a Mag Nail and washer set for the North corner of said 2.303-acre tract, same being the Northwest corner of that certain 86.89-acre tract described in Document no. 200190049975 of the Official Public eRecords, Bexar County, Texas.

THENCE S37°00'28"E, leaving the south ROW line of Camp Bullis road, along the Northeast line of said 2.303-acre tract, same being the Southwest line of said 86.89-acre tract, a distance of 12.03 feet to a Mag Nail and washer set for an angle point hereof;

THENCE leaving the Southwest line of said 86.89-acre tract, over and across said 2.303-acre tract, the following fifteen (15) courses and distances:

- 1) S49°51'04"W, a distance of 52.58 feet to a ½ inch iron rod with a 5520 cap set for a point of curve to the left;
- 2) with a curve to the left having a radius of 10.00 feet, a central angle of 086°49'56", and arc length of 15.16 feet, a chord bearing S 06°26'06"W, a distance of 13.75 feet to a ½ inch iron rod with a 5520 cap set for the end of said curve;
- 3) S36°58'52"E, a distance of 272.28 feet to a ½ inch iron rod with a 5520 cap set for a point of curve to the right;
- 4) with said curve to the right having a radius of 85.00 feet, a central angle of 010°13'48", and arc length of 15.18 feet, a chord bearing S 31°51'58" E, a distance of 15.16 feet to a ½ inch iron rod with a 5520 cap set for the end of said curve
- 5) S26°45'04"E, a distance of 51.40 feet to a ½ inch iron rod with a 5520 cap set for a point of curve to the left;
- 6) with a curve to the left having a radius of 75.00 feet, a central angle of 023°32'17", and arc length of 30.81 feet, a chord bearing S 38°31'13"E, a distance of 30.60 feet to a ½ inch iron rod with a 5520 cap set for the end of said curve;

- 7) S50°17'21"E, a distance of 62.02 feet to a ½ inch iron rod with a 5520 cap set for a point of curve to the right;
- 8) with a curve to the right having a radius of 125.00 feet, a central angle of 013°21'12", and arc length of 29.13 feet, a chord bearing S 43°36'45"E, a distance of 29.07 feet to a ½ inch iron rod set for the end of said curve;
- 9) S36°56'09"E, a distance of 84.45 feet to a ½ inch iron rod with a 5520 cap set for an angle point;
- 10) S39°47'48"E, a distance of 73.71 feet to a ½ inch iron rod with a 5520 cap set for an angle point;
- 11) S37°00'52"E, a distance of 39.73 feet to a ½ inch iron rod with a 5520 cap set for a point of curve to the left;
- 12) with a curve to the left having a radius of 55.00 feet, a central angle of 007°48'43", and arc length of 7.50 feet, a chord bearing S 40°55'13"E, a distance of 7.49 feet to a ½ inch iron rod with a 5520 cap set for the end of said curve;
- 13) S44°49'34"E, a distance of 68.27 feet to a ½ inch iron rod with a 5520 cap set for a point of curve to the right;
- 14) with a curve to the right having a radius of 105.00 feet, a central angle of 003°31'50", and arc length of 6.47 feet, a chord bearing S43°03'39"E, a distance of 6.47 feet to a ½ inch iron rod with a 5520 cap set for the end of said curve;
- 15) S41°17'44"E, a distance of 61.79 feet to a ½ inch iron rod with a 5520 cap set in the South line of said 2.303-acre for the southeast corner hereof;

THENCE S73°58'38"W, along the South line of said 2.303-acre tract, a distance of 55.29 feet to a ½ inch iron rod with a 5520 cap set;

THENCE leaving the Northwest line of said 86.89-acre tract, over and across said 2.303-acre tract, the following fourteen (14) courses and distances:

- 1) N41°17'44"W, a distance of 36.65 feet to a ½ inch iron rod with a 5520 cap set for a point of curve to the left;
- 2) with a curve to the left having a radius of 105.00 feet, a central angle of 003°31'50", and arc length of 6.47 feet, a chord bearing N43°03'39"W, a distance of 6.47 feet to a ½ inch iron rod with a 5520 cap set for the end of said curve;
- 3) N44°49'34"W, a distance of 66.73 feet to a ½ inch iron rod with a 5520 cap set for a point of curve to the right;
- 4) with a curve to the right having a radius of 105.00 feet, a central angle of 007°48'43", and arc length of 14.32 feet, a chord bearing N40°55'13"W, a distance of 14.30 feet to a ½ inch iron rod with a 5520 cap set for the end of said curve;
- 5) N37°00'52"W, a distance of 38.51 feet to a ½ inch iron rod with a 5520 cap set for an angle point;
- 6) N39°47'48"W, a distance of 73.74 feet to a ½ inch iron rod with a 5520 cap set for an angle point;
- 7) N36°56'09"W, a distance of 85.70 feet to a ½ inch iron rod with a 5520 cap set for a point of curve to the left;
- 8) with a curve to the left having a radius of 75.00 feet, a central angle of 013°21'12", and arc length of 17.48 feet, a chord bearing N 43°36'45"W, a distance of 17.44 feet to a ½ inch iron rod with a 5520 cap set for the end of said curve;
- 9) N50°17'21"W, a distance of 62.02 feet to a ½ inch iron rod with 5520 cap set for a point of curve to the right;

- 10) with said curve to the right having a radius of 125.00 feet, a central angle of $023^{\circ}32'17''$, and arc length of 51.35 feet, a chord bearing $N38^{\circ}31'13''W$, a distance of 50.99 feet to a $\frac{1}{2}$ inch iron rod with a 5520 cap set for the end of said curve;
- 11) $N26^{\circ}45'04''W$, a distance of 51.40 feet to a $\frac{1}{2}$ inch iron rod with a 5520 cap set for a point of curve to the left;
- 12) with said curve to the left having a radius of 35.00 feet, a central angle of $010^{\circ}13'48''$, and arc length of 6.25 feet, a chord bearing $N31^{\circ}51'58''W$, a distance of 6.24 feet to a $\frac{1}{2}$ inch iron rod with a 5520 cap set for the end of said curve;
- 13) $N36^{\circ}58'52''W$, a distance of 179.09 feet to a $\frac{1}{2}$ inch iron rod with a 5520 cap set for an angle point;
- 14) $S50^{\circ}18'15''W$, a distance of 17.30 feet to a $\frac{1}{2}$ inch iron rod with a 5520 cap set in the Northeast line of said Lot 901 for an angle point;

THENCE along the Northeast line of said Lot 901, same being the Southwest line of said 2.303-acre tract, the following two courses and distances:

- 1) $N35^{\circ}09'48''W$, a distance of 16.76 feet to a $\frac{1}{2}$ inch iron rod with a "Pape Dawson" cap found for an angle point;
- 2) $N38^{\circ}16'04''W$, a distance of 95.39 feet to the **POINT OF BEGINNING**; containing a calculated area of 0.997 acres. This according to a survey made in the field on June 19, 2023.

I, Philip V. Hampton RPLS 5520, certify that this description was performed in the field and a sketch title "Parcel S" accompanies this description.

Philip V. Hampton 5/16/24

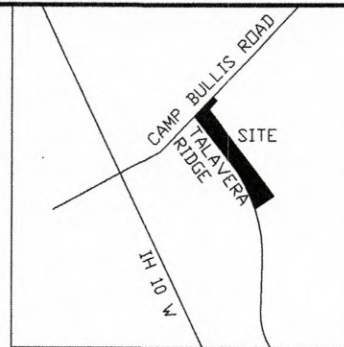
Philip V. Hampton
Texas Registration No. 5520



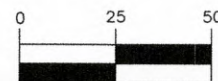
LEGEND:

- IRON ROD SET WITH 5520 CAP
- IRON ROD FOUND WITH PAPE DAWSON CAP

CAMP BULLIS ROAD
RIGHT OF WAY VARIES



VICINITY MAP



(IN FEET)
1 inch = 50 ft.

Parcel Line Table

Line #	Direction	Length
L1	S37° 00' 28"E	12.03'
L2	S49° 51' 04"W	52.58'
L7	S50° 18' 15"W	17.30'
L8	N35° 09' 48"W	16.76'
L9	N38° 16' 04"W	95.39'

Curve Table

Curve #	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	10.00	086°49'56"	15.16	S06° 26' 06"W	13.75
C2	85.00	010°13'48"	15.18	S31° 51' 58"E	15.16
C3	75.00	023°32'17"	30.81	S38° 31' 13"E	30.60
C10	125.00	023°32'17"	51.35	N38° 31' 13"W	50.99
C11	35.00	010°13'48"	6.25	N31° 51' 58"W	6.24

PARCEL S
LINEAR PARK EASEMENT

0.997-ACRE TRACT OF LAND OUT OF THE JAMES H COX SURVEY 22, ABSTRACT NO. 155, BEXAR COUNTY, TEXAS AND BEING IN N.C.B. 34760, SAN ANTONIO, TEXAS AND BEING A PORTION OF THAT CERTAIN 2.303-ACRE TRACT DESCRIBED IN DOCUMENT NO. 20190049980, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

Job No. 105-29



12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840

TALAVERA RIDGE PHASE 3B MPCD
VOLUME 9710, PAGE 162
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

TALAVERA RIDGE
60' RIGHT OF WAY

LOT 901 BLOCK 10 NCB 14747

N.C.B. 34760
JAMES H COX SURVEY 22
ABSTRACT NO. 155

0.997 ACRES
LINEAR PARK EASEMENT

2.303 ACRES
DOCUMENT NO. 20190049980
OFFICIAL PUBLIC eRECORDS
BEXAR COUNTY, TEXAS

86.89 ACRES
DOCUMENT NO. 20190049975
OFFICIAL PUBLIC eRECORDS
BEXAR COUNTY, TEXAS

P.O.B. N50° 02' 17"E
131.01'
L2
MAG NAIL
MAG NAIL

L9
L8
L7
N36° 58' 52"W
179.09'

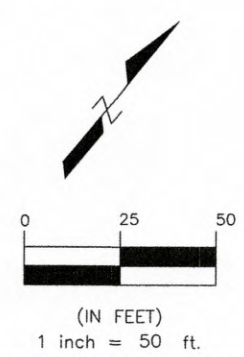
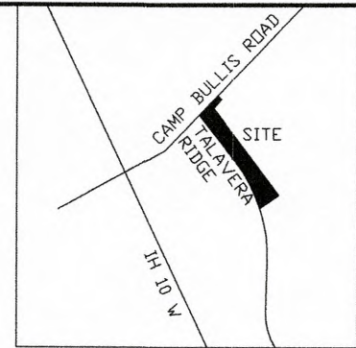
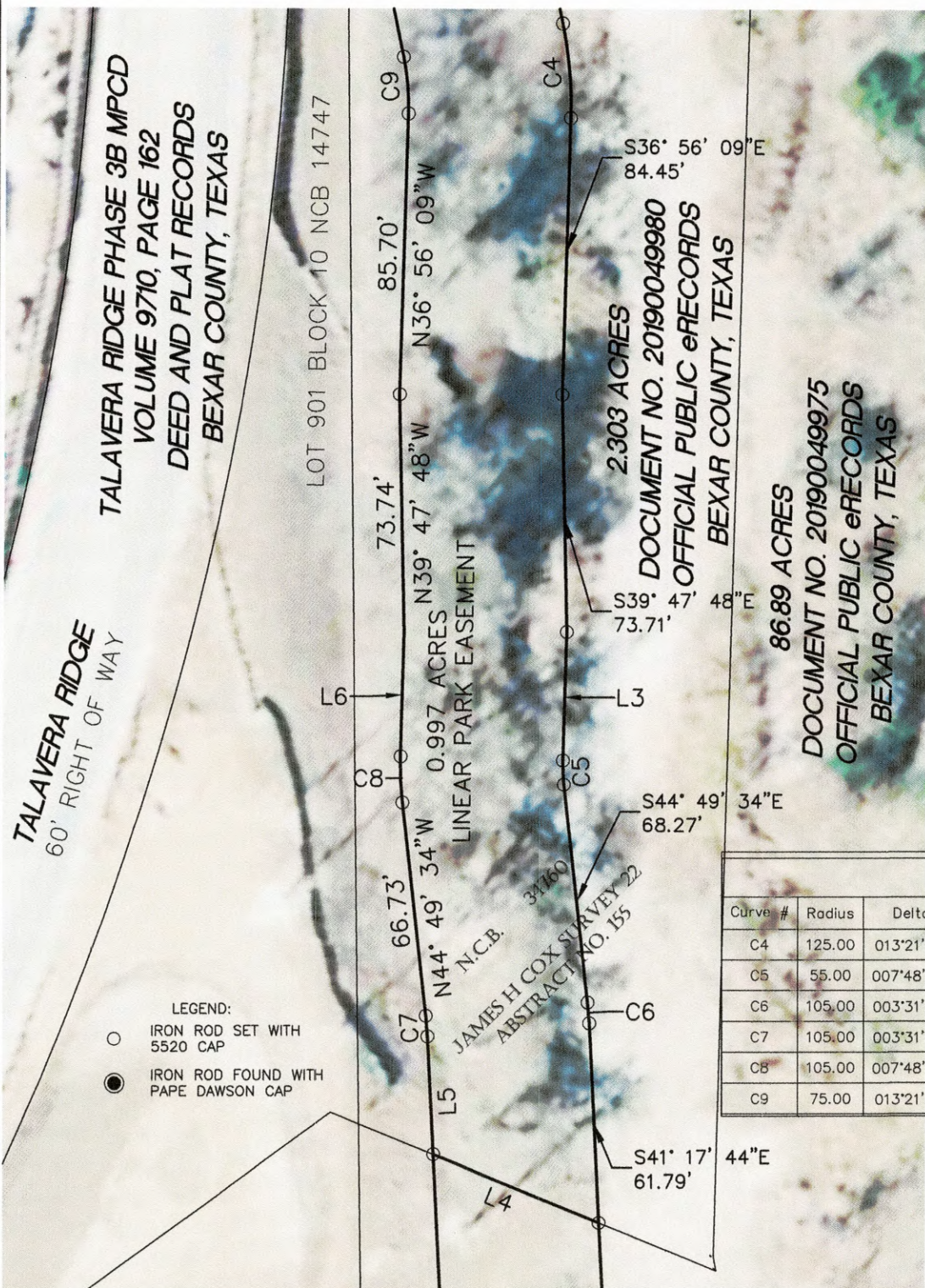
S36° 58' 52"E
272.28'

N26° 45' 04"W
51.40'

S26° 45' 04"E
51.40'

N50° 17' 21"W
62.02'

S50° 17' 21"E
62.02'



Parcel Line Table		
Line #	Direction	Length
L3	S37° 00' 52"E	39.73'
L4	S73° 58' 38"W	55.29'
L5	N41° 17' 44"W	36.65'
L6	N37° 00' 52"W	38.51'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Distance
C4	125.00	013°21'12"	29.13	S43° 36' 45"E	29.07
C5	55.00	007°48'43"	7.50	S40° 55' 13"E	7.49
C6	105.00	003°31'50"	6.47	S43° 03' 39"E	6.47
C7	105.00	003°31'50"	6.47	N43° 03' 39"W	6.47
C8	105.00	007°48'43"	14.32	N40° 55' 13"W	14.30
C9	75.00	013°21'12"	17.48	N43° 36' 45"W	17.44

Notes
1) Bearings are based on NAD 83 TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, US FOOT.
2) A METES AND BOUNDS DESCRIPTION TITLED "PARCEL S" ACCOMPANIES THIS SKETCH.

I HEREBY STATE: THAT THIS SURVEY WAS CREATED ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF SURGIS OF TEXAS CORPORATION ON JUNE 19, 2023.

Philip V. Hampton, R.P.L.S. NO. 5520

REVISED 5/16/24



Job No. 105-29
SurGIS of Texas
12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840



METES AND BOUNDS
FOR
Parcel S2

Description of a 0.018-acre tract of land out of the James H Cox Survey 22, Abstract No. 155, Bexar County, Texas and being in N.C.B. 34760, San Antonio, Texas and being a portion of that certain 86.89-acre tract described in Document No. 20190049975, Official Public eRecords, Bexar County, Texas and being more particularly described by metes and bounds as follows:

(All bearings are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983. All distances are on surface.)

COMMENCING at a ½ inch iron rod found with yellow "Pape Dawson" cap in the southwest right-of-way line of Camp Bullis Road (ROW Varies), for the northwest corner of that certain 2.303-acre tract described in Document No. 20190049980 Official Public eRecords, Bexar County, Texas, same being the Northeast corner of Lot 901, Block 10, N.C.B. 14747, Talavera Ridge Phase 3B MPCD of record in Volume 9710, Page 162, Deed and Plat Records, Bexar County, Texas;

THENCE N50°02'17"E, along the Southeast line of Camp Bullis Road, same being the Northwest line of said 2.303-acre tract, a distance of 131.01 feet to a Mag Nail and washer set for the North corner of said 2.303-acre tract, same being the West corner of said 86.89-acre tract and the **POINT OF BEGINNING** of herein described tract.

THENCE N50°04'11"E, along the Southeast line of Camp Bullis Road, same being the Northwest line of said 86.89-acre tract, a distance of 64.83 feet to a ½ inch iron rod with a 5520 cap set for the North corner hereof;

THENCE leaving the Southeast line of said Camp Bullis Road, over and across said 86.89 acre tract, the following two (2) courses and distances:

- 1) S40°08'27"E, a distance of 11.76 feet to a ½ inch iron rod with a 5520 cap set for the East corner hereof;
- 2) S49°51'04"W, a distance of 65.48 feet to a to a ½ inch iron rod with a 5520 cap set in the Northeast line of said 2.303 acre tract, for the South corner hereof;

THENCE N37°00'28"W, along the Northeast line of 2.303-acre tract, same being the Southwest line of said 86.89 acre tract, a distance of 12.03 feet to the **POINT OF BEGINNING**; containing a calculated area of 0.018 acres. This according to a survey made in the field on June 19, 2023.

I, Philip V. Hampton RPLS 5520, certify that this description was performed in the field and a sketch title "Parcel S2" accompanies this description.

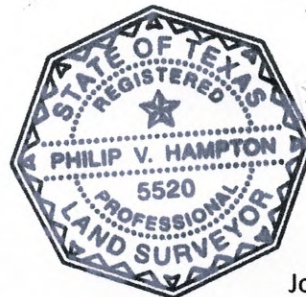


Philip V. Hampton
Texas Registration No. 5520
Revised 11/30/23

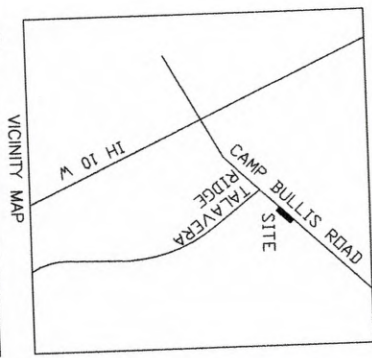
SurGIS of Texas Corporation
12274 Bandera Road Ste 123
Helotes, Texas 78023

Page 1 of 2

Parcel S2R.docx



210-367-5843
Job Number 105-29
Firm # 10193840



P.O.C.

CAMP BULLIS ROAD
RIGHT OF WAY VARIES

N50° 02' 17"E 131.01

P.O.B.

N50° 04' 11"E

VICINITY MAP

N37° 00' 28"W
12.03'

64.83'
S49° 51' 04"W
65.48'

S40° 08' 27"E
11.76'

0.018 ACRES
LINEAR PARK
EASEMENT

TALAVERA RIDGE
60' RIGHT OF WAY

TALAVERA RIDGE PHASE 3B MPCD
VOLUME 9710, PAGE 162
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

LOT 901
BLOCK 10
NCB 14747

JAMES H COX SURVEY 22
ABSTRACT NO. 155

2.303 ACRES
DOCUMENT NO. 20190049980
OFFICIAL PUBLIC eRECORDS
BEXAR COUNTY, TEXAS

N.C.B.

34760

86.89 ACRES
DOCUMENT NO. 20190049975
OFFICIAL PUBLIC eRECORDS
BEXAR COUNTY, TEXAS

Notes
1) Bearings are based on NAD 83 TEXAS
COORDINATE SYSTEM SOUTH CENTRAL ZONE, US
FOOT.
2) A METES AND BOUNDS DESCRIPTION
ACCOMPANIES THIS SKETCH TITLED "Parcel S2"

I HEREBY STATE: THAT THIS SURVEY WAS CREATED
ACCORDING TO AN ACTUAL SURVEY MADE ON THE
GROUND BY EMPLOYEES OF SURGIS OF TEXAS
CORPORATION ON JUNE 19, 2023.

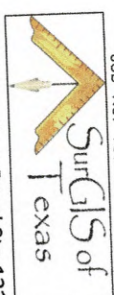
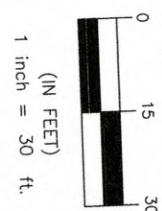
Philip V. Hampton, R.P.L.S. NO. 5520

REVISED 5/16/2024

PARCEL S2
LINEAR PARK EASEMENT

0.018-ACRE TRACT OF LAND OUT OF THE JAMES H COX
SURVEY 22, ABSTRACT NO. 155, BEXAR COUNTY, TEXAS AND
BEING IN N.C.B. 34760, SAN ANTONIO, TEXAS AND BEING A
PORTION OF THAT CERTAIN 86.89-ACRE TRACT DESCRIBED
IN DOCUMENT NO. 20190049975, OFFICIAL PUBLIC
eRECORDS, BEXAR COUNTY, TEXAS

- LEGEND:
- IRON ROD SET WITH 5520 CAP
 - IRON ROD FOUND WITH PAPE DAMSON CAP



12274 Bandera Road Ste 123
Helotes, Texas 78023
www.surgis-texas.com
210-367-5843
firm # 10193840



**METES AND BOUNDS
FOR
Parcel S3**

Description of a 0.306-acre tract of land out of the James H Cox Survey 22, Abstract No. 155, Bexar County, Texas and being in N.C.B. 34760, San Antonio, Texas and being a portion of that certain 86.89-acre tract described in Document No. 20190049975, Official Public eRecords, Bexar County, Texas and being more particularly described by metes and bounds as follows:

(All bearings are based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983. All distances are on surface.)

COMMENCING at a ½ inch iron rod found with yellow "Pape Dawson" cap for the East corner of Lot 901, Block 10, N.C.B. 14747, Talavera Ridge Phase 3B MPCD of record in Volume 9710, Page 162, Deed and Plat Records, Bexar County, Texas, same being in the North line of Lot 902, block 9, N.C.B. 14747, North Rim – Amara MPCD of record in Volume 9715, Page 125 Deed and Plat Records, Bexar County, Texas;

THENCE N17°25'51"E, along the Southeast line of said 86.98-acre tract, same being the Northwest line of said 22.813-acre tract, a distance of 31.85 feet to a Mag Nail with Washer set for the **POINT OF BEGINNING** of herein described tract.

THENCE leaving the Northwest line of said 22.813-acre tract, over and across said 86.89 acre tract, the following five (5) courses and distances:

- 1) N48°10'45"W, a distance of 87.54 feet to a ½ inch iron rod with a 5520 cap set for the point of curve to the right;
- 2) Along said curve to the right having a radius of 85.00 feet, a central angle of 023° 35' 21", an arc length of 35.00 feet, a chord bearing of N36°23'04"W, a distance of 34.75 feet to a ½ inch iron rod with a 5520 cap set for the end of said curve;
- 3) N24°35'24"W, a distance of 27.49 feet to a ½ inch iron rod with a 5520 cap set for the point of curve to the left;
- 4) Along said curve to the left having a radius of 75.00 feet, a central angle of 016° 42' 20", an arc length of 21.87 feet, a chord bearing of N32°56'34"W, a distance of 21.79 feet to a ½ inch iron rod with a 5520 cap set for the end of said curve;
- 5) N41°17'44"W, a distance of 115.79 feet to a ½ inch iron rod with a 5520 cap set in the South line of that certain 2.303-acre tract described in Document No. 20190049980 of the Official Public eRecords, Bexar County, Texas;

THENCE N73°58'38"E, along the South line of said 2.303-acre tract, a distance of 55.29 feet to a ½ inch iron rod with a 5520 cap set for the North corner hereof;

THENCE leaving the South line of said 2.303 acre tract, over and across said 86.89 acre tract, the following five (5) courses and distances:

- 1) S41°17'44"E, a distance of 92.19 feet to a Mag Nail with washer set for a point of curve to the right;

- 2) Along said curve to the right having a radius of 125.00 feet, a central angle of $016^{\circ} 42' 20''$, an arc length of 36.45 feet, a chord bearing of $S32^{\circ} 56' 34'' E$, a distance of 36.32 feet to a Mag Nail with washer set for the end of said curve;
- 3) $S24^{\circ} 35' 24'' E$, a distance of 27.49 feet to a $\frac{1}{2}$ inch iron rod with a 5520 cap set for a point of curve to the left;
- 4) Along said curve to the left having a radius of 35.00 feet, a central angle of $023^{\circ} 35' 21''$, an arc length of 14.41 feet, a chord bearing of $S36^{\circ} 23' 04'' E$, a distance of 14.31 feet to a $\frac{1}{2}$ inch iron rod with a 5520 cap set for the end of said curve;
- 5) $S48^{\circ} 10' 45'' E$, a distance of 81.86 feet to a $\frac{1}{2}$ inch iron rod with a 5520 cap set in the Northwest line of said Lot 902 for the East Corner hereof;

THENCE along the Northwest line of said Lot 902, same being the South line of said 89.89 acre tract the following two (2) courses and distances:

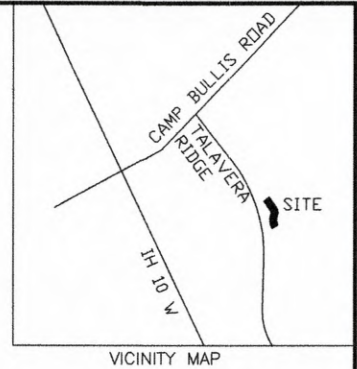
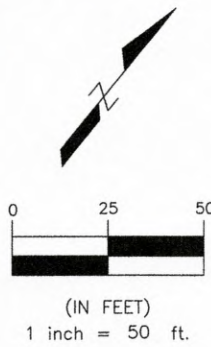
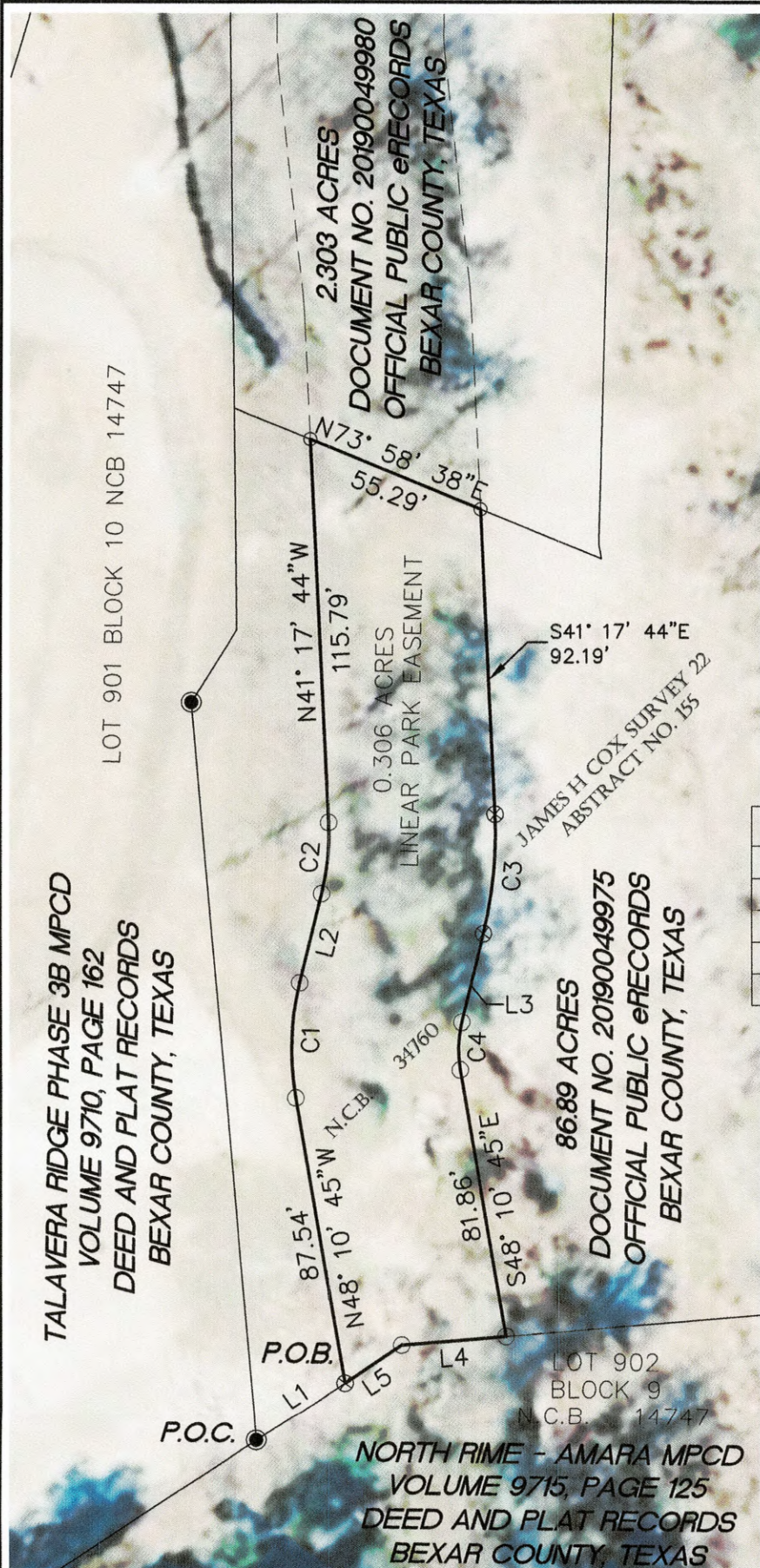
- 1) $S46^{\circ} 56' 56'' W$, a distance of 31.41 feet to a $\frac{1}{2}$ inch iron rod with a 5520 cap set for an angle point;
- 2) $S17^{\circ} 25' 51'' W$, a distance of 20.55 feet to the **POINT OF BEGINNING**; containing a calculated area of 0.306 acres. This according to a survey made in the field on June 19, 2023.

I, Philip V. Hampton RPLS 5520, certify that this description was performed in the field on December 22, 2020 and a sketch title "Parcel S3" accompanies this description.

Philip V. Hampton 5/14/24

Philip V. Hampton
Texas Registration No. 5520





- LEGEND:
- IRON ROD SET WITH 5520 CAP
 - IRON ROD FOUND WITH PAPE DAWSON CAP
 - ⊕ MAG NAIL

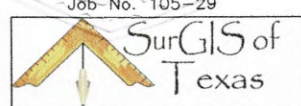
Parcel Line Table		
Line #	Direction	Length
L1	N17° 25' 51"E	31.85'
L2	N24° 35' 24"W	27.49'
L3	S24° 35' 24"E	27.49'
L4	S46° 56' 56"W	31.41'
L5	S17° 25' 51"W	20.55'

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	85.00	023°35'21"	35.00	N36° 23' 04"W	34.75
C2	75.00	016°42'20"	21.87	N32° 56' 34"W	21.79
C3	125.00	016°42'20"	36.45	S32° 56' 34"E	36.32
C4	35.00	023°35'21"	14.41	S36° 23' 04"E	14.31

- Notes
- 1) Bearings are based on NAD 83 TEXAS COORDINATE SYSTEM SOUTH CENTRAL ZONE, US FOOT.
 - 2) A METES AND BOUNDS DESCRIPTION TITLED "PARCEL SOUTH" ACCOMPANIES THIS SKETCH.

I HEREBY STATE: THAT THIS SURVEY WAS CREATED ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF SURGIS OF TEXAS CORPORATION ON JUNE 19, 2023.

Philip V. Hampton 5/16/24
 Philip V. Hampton, R.P.L.S. NO. 5520



12274 Bandera Road Ste 123
 Helotes, Texas 78023
 www.surgis-texas.com
 210-367-5843
 firm # 10193840

PARCEL S3
 LINEAR PARK EASEMENT
 0.306-ACRE TRACT OF LAND OUT OF THE JAMES H COX SURVEY 22, ABSTRACT NO. 155, BEXAR COUNTY, TEXAS AND BEING IN N.C.B. 34760, SAN ANTONIO, TEXAS AND BEING A PORTION OF THAT CERTAIN 86.89-ACRE TRACT DESCRIBED IN DOCUMENT NO. 20190049975, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS