

**A 11.38 ACRE TRACT**

METES AND BOUNDS DESCRIPTION OF AN 11.38 ACRE TRACT OF LAND OUT OF THE ANGEL NAVARRO SURVEY NO. 5, ABSTRACT NO. 12, COUNTY BLOCK 4295, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 230.206 ACRE TRACT DESCRIBED IN DEED TO H.K.D. REAL ESTATE, LLC OF RECORD IN DOCUMENT NO. 20070165838, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.) (Job Number: 24-133)

**BEGINNING:** At a point in the west right of way line of State Highway 16 and the east line of a Called 230.206 Acre Tract described in deed to H.K.D. Real Estate, LLC of record in Document No. 20070165838, Official Public Records, Bexar County, Texas for the northeast corner of This Tract, from which a point for the northeast corner of the Called 230.206 Acre Tract and the southeast corner of a Called 99.433 Acre Tract described in deed to RLCA, LLC of record in Document No. 20170254147, Official Public Records, Bexar County, Texas, bears N08°33'59"E, a distance of 1127.27 feet;

**THENCE:** S 08°33'59" W, 1652.00 feet, with the west right of way line of S.H. 16, the east line of the Called 230.206 Acre Tract and This Tract to a point for the southeast corner of This Tract, from which a point for a point for the southeast corner of the Called 230.206 Acre Tract and the northeast corner of a Called 11.15 Acre Tract described in deed to Jarco Holdings, LP of record in Document No. 20210306042, Official Public Records, Bexar County, Texas, bears S08°33'59"W, a distance of 218.34 feet and S15°13'20"W, a distance of 632.09 feet;

**THENCE:** Departing the west right of way line of S.H. 16, across the Called 230.206 Acre Tract and with the south, west, and north lines of This Tract, the following calls and distances:

N 81°26'01"W, 300.00 feet to a point for the southwest corner of This Tract;

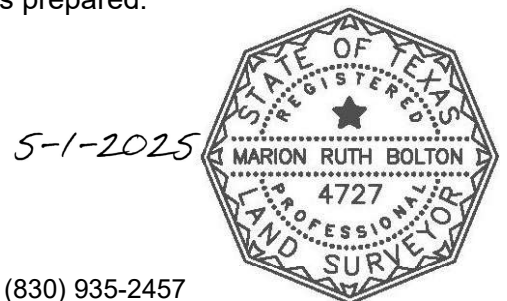
N 08°33'59" E, 1652.00 feet to a point for the northwest corner of This Tract;

S 81°26'01" E, 300.00 feet to the POINT OF BEGINNING and containing 11.38 acres of land in Bexar County, Texas.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

*Marion Ruth Bolton*

Marion Ruth Bolton  
Registered Professional Land Surveyor No. 4727  
Corrected Annotation of Acreage 5-1-25



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**A 221.90 ACRE TRACT**

METES AND BOUNDS DESCRIPTION OF AN 221.90 ACRE TRACT OF LAND OUT OF THE ANGEL NAVARRO SURVEY NO. 5, ABSTRACT NO. 12, COUNTY BLOCK 4295, BEXAR COUNTY, TEXAS, AND BEING ALL OF THE REMAINDER OF A CALLED 230.206 ACRE TRACT DESCRIBED IN DEED TO H.K.D. REAL ESTATE, LLC OF RECORD IN DOCUMENT NO. 20070165838, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.) (Job Number: 24-133)

**BEGINNING:** At a called ½" iron rod in the west right of way line of State Highway 16, for the northeast corner of a 11.15 Acre Tract described in deed to Jarco Holdings, LP, of record in Document No. 20210306042, Official Public Records, Bexar County, Texas, and the southeast corner of the 230.206 Acre Tract and This Tract and the POINT OF BEGINNING;

**THENCE:** N 80°33'45" W, 3384.58 feet, departing the west right of way line of State Highway 16, with the north line of the 11.15 Acre Tract and a 15.00 Acre Tract described in deed to Jarco Holdings, LP, of record in Document No. 20210014254, Official Public Records, Bexar County, Texas, and the south line of the 230.206 Acre Tract and This Tract to a point in the centerline of Leon Creek and the east line of a called 1269.456 Acre Tract described in deed to Edin William Ripps, Jr., et al, of record in Document No. 20110023573, Official Public Records, Bexar County, Texas, for the northwest corner of the 15.00 Acre Tract and the southwest corner of the 230.206 Acre Tract and This Tract;

**THENCE:** With the centerline of Leon Creek, the east line of the 1269.456 Acre Tract, and the west line of the 230.206 Acre Tract and This Tract, the following calls and distances:

N 32°13'37" W, 84.70 feet to a point for an angle point;

N 35°56'08" W, 112.38 feet to a point for an angle point;

N 05°54'54" W, 144.54 feet to a point for an angle point;

N 08°01'24" E, 19.28 feet to a point for an angle point;

N 44°51'45" E, 92.40 feet to a point for an angle point;

N 55°33'57" E, 67.46 feet to a point for an angle point;

N 38°14'56" E, 153.86 feet to a point for an angle point;

N 31°04'55" E, 205.86 feet to a point for an angle point;

N 19°50'34" E, 205.37 feet to a point for an angle point;

N 13°04'43" E, 111.62 feet to a point for an angle point;

N 12°30'21" E, 39.26 feet to a point for an angle point;  
N 30°45'12" E, 147.06 feet to a point for an angle point;  
N 49°59'57" E, 153.66 feet to a point for an angle point;  
N 75°08'15" E, 105.03 feet to a point for an angle point;  
S 78°45'31" E, 86.15 feet to a point for an angle point;  
S 43°40'58" E, 64.78 feet to a point for an angle point;  
S 30°24'37" E, 71.42 feet to a point for an angle point;  
S 20°57'18" E, 114.50 feet to a point for an angle point;  
S 03°38'56" E, 219.40 feet to a point for an angle point;  
S 06°04'15" E, 178.70 feet to a point for an angle point;  
S 31°57'44" E, 122.08 feet to a point for an angle point;  
S 59°28'30" E, 46.34 feet to a point for an angle point;  
N 71°19'59" E, 196.00 feet to a point for an angle point;  
N 61°26'39" E, 71.28 feet to a point for an angle point;  
N 56°09'38" E, 161.83 feet to a point for an angle point;  
N 37°31'08" E, 69.62 feet to a point for an angle point;  
N 23°33'52" E, 155.00 feet to a point for an angle point;  
N 12°21'51" E, 184.18 feet to a point for an angle point;  
N 14°46'40" E, 98.84 feet to a point for an angle point;  
N 32°56'38" E, 68.09 feet to a point for an angle point;  
N 29°44'45" E, 9.16 feet to a point for an angle point;  
N 24°55'22" E, 109.87 feet to a point for an angle point;  
N 05°52'20" E, 106.76 feet to a point for an angle point;  
N 01°15'30" W, 104.45 feet to a point for an angle point;  
N 04°25'10" W, 94.59 feet to a point for an angle point;

N 02°28'23" W, 76.18 feet to a point for an angle point;

N 11°58'16" W, 80.86 feet to a point for an angle point;

N 25°22'03" W, 104.56 feet to a point for an angle point;

N 24°14'49" W, 120.64 feet to a point for an angle point;

N 29°22'27" W, 142.97 feet to a point for an angle point;

N 33°32'55" W, 320.57 feet to a point for an angle point;

N 35°05'47" W, 97.84 feet to a point for an angle point;

N 25°13'49" W, 155.39 feet to a point for an angle point;

N 20°09'46" W, 66.88 feet to a point for an angle point;

N 25°14'39" W, 198.95 feet to a point for an angle point;

N 36°55'07" W, 80.81 feet to a point for an angle point;

N 34°18'18" W, 75.64 feet to a point for an angle point;

N 24°37'08" W, 93.92 feet to a point for an angle point;

N 35°16'46" W, 94.35 feet to a point for an angle point;

N 25°32'45" W, 200.27 feet to a point for an angle point;

N 27°29'46" W, 178.68 feet to a point for an angle point;

N 14°45'55" W, 37.03 feet to a point for the southwest corner of a called 99.433 Acre Tract described in deed to RLCA, LLC, of record in Document No. 20170254147, Official Public Records, Bexar County, Texas, and the northwest corner of the Remainder of the 230.206 Acre Tract and This Tract;

THENCE: S 80°34'12" E, 3370.33 feet, departing the east line of the 1269.456 Acre Tract, and the centerline of Leon Creek, with the south line of the 99.433 Acre Tract and the north line of the Remainder of the 230.206 Acre Tract and This Tract to a called ½" iron rod in the west right of way line of State Highway 16, for the southeast corner of the 99.433 Acre Tract and the northeast corner of the Remainder of the 230.206 Acre Tract and This Tract;

THENCE: S 08°33'59" W, 1127.27 feet with the west right of way line of State Highway 16 and the east line of the Remainder of the 230.206 Acre Tract and This Tract to a point for the northeast corner of a 11.38 Acre Tract out of the 230.206 Acre Tract, and a corner of the Remainder of the 230.206 Acre Tract and This Tract;

THENCE: Departing the west right of way line of State Highway 16, with the common line of the 11.38 Acre Tract and This Tract, the following calls and distances:

N 81°26'12" W, 300.00 feet to a point for the northwest corner of the 11.38 Acre Tract and a reentrant corner of This Tract;

S 08°33'59" W, 1652.00 feet to a point for the southwest corner of the 11.38 Acre Tract and a reentrant corner of This Tract;

S 81°26'01" E, 300.00 feet to a point in the west right of way line of State Highway 16 for the southeast corner of the 11.38 Acre Tract and a corner of This Tract;

THENCE: With the west right of way line of State Highway 16 and the east line of the Remainder of the 230.206 Acre Tract and This Tract, the following calls and distances:

S 08°33'59" W, 218.34 feet to called 3/8" iron rod in concrete for the beginning of a curve to the right;

Southwesterly with a curve to the right having a radius of 2749.93 feet, a delta angle of 13°11'57", an arc length of 633.49 feet, and a chord that bears S 15°13'20" W, 632.09 feet to the point of beginning and containing 221.90 acres in Bexar County, Texas.



Marion Ruth Bolton  
Registered Professional Land Surveyor No. 4727



12-31-2024

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