

Kimley-Horn and Associates, Inc.  
 TBPLS Firm No. 10193973  
 601 NW Loop 410, Suite 350  
 San Antonio, Texas 78216

**A METES AND BOUNDS  
 DESCRIPTION OF A  
 2.996 ACRE TRACT OF LAND**

**BEING** a 2.996 acre (130,500 square feet) tract of land situated in the Charles Tenniss Survey No. 50, Abstract No. 747, N.C.B. 18087, City of San Antonio, Bexar County, Texas, and being a portion of that certain 127.9 acres tract conveyed to Rancho de la Sonrisa, LLC, as described in Volume 13905, Page 533, Official Public Records of Real Property of Bexar County; and being more particularly described as follows:

**COMMENCING** at a ½-inch iron rod (w/cap stamped "KHA") set on the southerly right-of-way line of I.H. Loop 410 (width varies), marking the northeasterly corner of the said 127.9 acre tract and the northwesterly corner of that certain 9.559 acre tract described in instrument to Geraldine R. Traughgott recorded in Volume 5539, Page 848, Official Public Records of Bexar County;

**THENCE**, along the northerly boundary of the said 127.9 acre tract and the southerly right-of-way line of said I.H. Loop 410 the following two (2) courses and distances:

1. North 82°48'40" East, 263.98 feet to an aluminum disk found at an angle point;
2. South 89°35'37" West, 82.37 feet to the **POINT OF BEGINNING** of the herein described tract of land;

**THENCE**, departing the southerly right-of-way line of said I.H. Loop 410 and into the said 127.9 acre tract the following three (3) courses and distances:

1. South 0°24'23" East, 300.00 feet, to a point for corner;
2. South 89°35'37" West, 435.00 feet to a point for corner;
3. North 0°24'23" West, 300.00 feet to ½-inch iron rod (w/cap stamped "KHA") set on the southerly right-of-way line of aforesaid I.H. Loop 410;

**THENCE**, North 89°35'37" East, 435.00 feet along said I.H. Loop 410 to the **POINT OF BEGINNING**, containing 2.996 acres in of land Bexar County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



Kimley-Horn and Associates, Inc.

*John G. Mosier*

John G. Mosier  
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Signature Date: 5/10/2018

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**COMMENCING** at a ½-inch iron rod (w/cap stamped "KHA") set on the southerly right-of-way line of I.H. Loop 410 (width varies), marking the northwesterly corner of the said 127.9 acre tract and the northeasterly corner of Lot 16 of AJ's Place Subdivision No.3, Replat of which is recorded in Volume 9575, Page 97, Deed and Plat Records of Bexar County;

**THENCE**, along the said southerly right-of-way I.H. Loop 410 and the northerly boundary of the said 127.9 acre tract the following two (2) courses and distances:

1. North 89°35'37" East, 343.66 feet to the **POINT OF BEGINNING** herein described tract of land;
2. North 89°35'37" East, 435.00 feet to a point for corner;

**THENCE**, departing the said southerly right-of-way I.H. Loop 410 and into the said 127.9 acre tract the following two (2) courses and distances:

1. South 0°24'23" East, 300.00 feet to a point for corner;
2. South 89°35'37" West, 435.00 feet to a point for corner on the aforesaid southerly right-of-way I.H. Loop 410;

**THENCE**, North 0°24'23" West, 300.00 feet along the said southerly right-of-way I.H. Loop 410 to the **POINT OF BEGINNING**, containing 2.996 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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Signature Date: 5/10/2018



**A METES AND BOUNDS  
DESCRIPTION OF A  
15.584 ACRE TRACT OF LAND**

**BEING** a 15.584 acre (878,854 square feet) tract of land situated in the Charles Tenniss Survey No. 50, Abstract No. 747, N.C.B. 18087, City of San Antonio, Bexar County, Texas, and being a portion of that certain 127.9 acres tract conveyed to Rancho de la Sonrisa, LLC, as described in Volume 13905, Page 533, Official Public Records of Real Property of Bexar County; and being more particularly described as follows:

**BEGINNING** at a point on the southerly right-of-way line of I. H. Loop 410 (width varies), marking the northeasterly corner of the said 127.9 acre tract and the northwesterly corner of that certain 9.559 acre tract described in instrument to Geraldine R. Traughgott recorded in Volume 5539, Page 848, Official Public Records of Bexar County;

**THENCE**, departing the said southerly right-of-way I.H Loop 410 and along the westerly boundary of the said 9.559 acre tract the following two (2) courses and distances:

1. South 00°23'18" East, 867.47 feet to a point for corner at an angle point;
2. South 00°23'18" East, 69.76 feet to a point for corner marking the northeast corner of Smiley Tract Unit 3 & 4 Subdivision plat of which is recorded in Document Number 2024117791 Official Public Records of Bexar County;

**THENCE**, departing the westerly boundary of the said 9.559 acre tract, along the northerly and westerly lines of said Smiley Tract Unit 3 & 4 Subdivision, the following three (3) courses and distances:

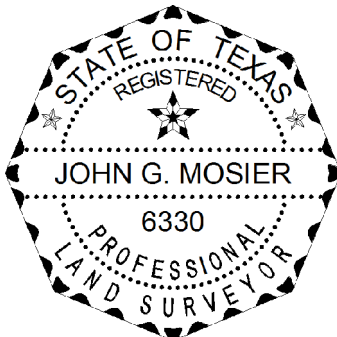
1. South 89°36'42" West, 26.52 feet to a point for an angle corner;
2. North 85°50'49" West, 284.33 feet to a point for corner marking the northwest corner of said Smiley Tract Unit 3 & 4 Subdivision;
3. South 00°24'15" East, 150.49 feet to a point for corner marking the most southerly – southeasterly corner of herein described tract;

**THENCE**, departing the westerly boundary of the said Smiley Tract Unit 3 & 4 Subdivision, and crossing said 127.9 acre tract the following four (4) courses and distances:

1. South 89°35'37" West, 468.78 feet to a point for corner;
2. North 00°24'23" West, 800.00 feet to a point for corner;
3. North 89°35'37" East, 435.00 feet to a point for corner;
4. North 00°24'23" West, 300.00 feet to a point for corner on the northerly line of the said 127.9 acre tract and the southerly right-of-way line of aforesaid I. H. Loop 410;

**THENCE**, along the northerly boundary of the said 127.9 acre tract and the southerly right-of-way line of said I. H. Loop 410 the following two (2) courses and distances:

1. North 89°35'37" East, 82.37 feet to an aluminum disk found at an angle point;
2. South 82°48'40" East, 263.98 feet to the **POINT OF BEGINNING** and containing 15.584 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. This description was generated on 1/14/2025 at 3:02 PM, based on geometry in the drawing file K:\SNA\_Survey\068699600-SMILEY TRACT\dwg\Exhibits\Zoning Exhibits-REVISED.dwg, in the office of Kimley-Horn and Associates in San Antonio, 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.**



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**A METES AND BOUNDS  
DESCRIPTION OF A  
16.668 ACRE TRACT OF LAND**

**BEING** a 16.668 acre (726,047 square feet) tract of land situated in the Charles Tenniss Survey No. 50, Abstract No. 747, N.C.B. 18087, City of San Antonio, Bexar County, Texas, and being a portion of that certain 127.9 acres tract conveyed to Rancho de la Sonrisa, LLC, as described in Volume 13905, Page 533, Official Public Records of Real Property of Bexar County; and being more particularly described as follows:

**BEGINNING** at a ½-inch iron rod (w/cap stamped "KHA") set on the southerly right-of-way line of I.H. Loop 410 (width varies), marking the northwesterly corner of the said 127.9 acre tract and the northeasterly corner of Lot 16 of AJ's Place Subdivision No.3, Replat of which is recorded in Volume 9575, Page 97, Deed and Plat Records of Bexar County;

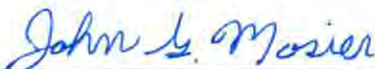
**THENCE**, North 89°35'37" East, 343.66 feet along the said southerly right-of-way I.H. Loop 410 and the northerly boundary of the said 127.9 acre tract to a point for corner;

**THENCE**, departing the said southerly right-of-way I.H. Loop 410 and into the said 127.9 acre tract the following four (4) courses and distances:

1. South 0°24'23" East, 300.00 feet to a point for corner;
2. North 89°35'37" East, 435.00 feet to a point for corner;
3. South 0°24'23" East, 800.00 feet to a point for corner;
4. South 89°35'37" West, 778.70 feet to a point for corner on the westerly boundary of the aforesaid 127.9 acre tract and the easterly boundary of Hunter's Pond Subdivision Phase 1, Plat of which is recorded in Volume 9552, Page 63, Deed and Plat Records of Bexar County;

**THENCE** North 0°24'16" West, 1100.00 feet along the said westerly boundary of the 127.9 acre tract to the **POINT OF BEGINNING**, containing 16.668 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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5/10/2018