

PROPERTY DESCRIPTION

BEING A 7.081 ACRE (308,432 SQUARE FEET) TRACT OF LAND SITUATED IN THE B.B.B. AND C.R.R. SURVEY NO. 402, ABSTRACT NO. 101, AND THE B.B.B. AND C.R.R. SURVEY NO. 256, ABSTRACT NO. 102, NEW CITY BLOCK 17673, BEXAR COUNTY, TEXAS, THE SAME AS CALLED 7.087 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED TO HILL COUNTRY ESTATES RESORT JOINT VENTURE RECORDED IN VOLUME 8402, PAGE 152, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE EAST LINE OF ROGERS ROAD (A CALLED 86 FOOT RIGHT-OF-WAY), THE WEST LINE OF THE HEREIN DESCRIBED TRACT, AT THE NORTH CORNER OF THE INTERSECTION WITH MILITARY DRIVE (A CALLED 86 FOOT RIGHT-OF-WAY) FOR A POINT OF CURVATURE OF ROGERS ROAD AND A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PAPE DAWSON" FOUND IN THE WEST LINE OF ROGERS ROAD AT THE WEST CORNER OF THE INTERSECTION WITH MILITARY DRIVE BEARS SOUTH 52°28'35" WEST, A DISTANCE OF 86.72 FEET;

THENCE NORTHWESTERLY ALONG THE EAST LINE OF ROGERS ROAD, THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3842.60 FEET, A CENTRAL ANGLE OF 11°13'51", A CHORD BEARING AND DISTANCE OF NORTH 39°41'17" WEST, 752.01 FEET, FOR AN ARC LENGTH OF 753.21 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET FOR A SOUTHWEST OF A CALLED 167.4 ACRE TRACT AS DESCRIBED IN A SPECIAL WARRANTY DEED TO SARLP-RESORT OWNER, LLC RECORDED IN DOCUMENT NO. 20120255023, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PAPE-DAWSON" FOUND, BEARS NORTH 32°00'34" WEST, A DISTANCE OF 264.02 FEET;

THENCE NORTH 61°29'18" WEST DEPARTING THE EAST LINE OF ROGERS ROAD, AND ALONG THE SOUTHERLY LINE OF SAID 167.4 ACRE TRACT, THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 407.29 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 15 OF LEGACY TRAILS SUBDIVISION UNIT 1, RECORDED IN BOOK 9530, PAGE 213, PLAT RECORDS, BEXAR COUNTY, AND THE NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PAPE-DAWSON" FOUND, BEARS NORTH 61°27'35" EAST, A DISTANCE OF 119.75 FEET;

THENCE SOUTH 39°34'40" EAST DEPARTING THE SOUTHERLY LINE OF SAID 167.4 ACRE TRACT, AND ALONG THE WESTERLY LINE OF SAID LEGACY TRAILS SUBDIVISION UNIT 1, THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 727.77 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET IN THE NORTHWESTERLY LINE OF MILITARY DRIVE FOR THE SOUTHERLY CORNER OF LOT 3 OF SAID LEGACY TRAILS SUBDIVISION UNIT 1, THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "PAPE-DAWSON" FOUND, BEARS NORTH 62°04'56" EAST, A DISTANCE OF 110.32 FEET;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF MILITARY DRIVE, THE SOUTHEASTERLY LINE OF THE HEREIN DESCRIBED TRACT, A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1532.18 FEET, A CENTRAL ANGLE OF 13°21'32", A CHORD BEARING AND DISTANCE OF SOUTH 53°16'39" WEST, 356.43 FEET, FOR AN ARC LENGTH OF 357.24 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF REVERSE CURVATURE TO THE RIGHT AT THE NORTH CORNER OF THE INTERSECTION WITH ROGERS ROAD, AND A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN THE SOUTHWESTERLY LINE OF MILITARY DRIVE AT THE SOUTHEAST CORNER OF THE INTERSECTION WITH ROGERS ROAD BEARS, SOUTH 47°52'07" EAST, A DISTANCE OF 85.05 FEET;

THENCE NORTHWESTERLY ALONG THE EAST LINE OF ROGERS ROAD, THE WEST LINE OF THE HEREIN DESCRIBED TRACT, A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 88°09'15", A CHORD BEARING AND DISTANCE OF NORTH 89°01'14" WEST, 55.65 FEET, FOR AN ARC LENGTH OF 61.54 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 308,432 SQUARE FEET OR 7.081 ACRES OF LAND.



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 063248707 FOR ADDITIONAL INFORMATION.

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EXHIBIT OF A 7.081 ACRE TRACT

BBB&C RR CO SURVEY 402,
ABSTRACT NO. 101, SECTION NO. 402
BB&C RR CO SURVEY 256,
ABSTRACT NO. 102, SECTION NO. 256
NCB 17673

CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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