

**METES AND BOUNDS DESCRIPTION OF A 22.088-ACRE PARCEL,  
SAN ANTONIO, TEXAS, BEXAR COUNTY, TEXAS**

Being a 22.088-acre parcel of land out of that certain called 54.165-acre parcel of land described in deed recorded in Volume 7775, Page 555 Official Public Records of Bexar County, Texas, lying in the Elizabeth Plunkett Survey, No. 72, Abstract No. 573, Bexar County, Texas, and being more particularly described by Metes and Bounds as follows:

Beginning at a found 1/2 inch rebar with cap stamped "RPLS 6192" at the Southwest corner of Lot 32, Block 8 and the Northeast Right-of-Way of Timberhill Drive (having a Right-of-Way width of 60 feet), as shown on Plat of Twin Creek Unit 2 Subdivision, recorded on Book 7200, Page 130 of the Deed an Plat Records of Bexar County, Texas;

Thence, with the common line of said Lot 32 and the herein described parcel, North 65 degrees 27 minutes 50 seconds East, a distance of 110.00 feet to a set 1/2 inch rebar with cap stamped "RPLS 6192" for the East corner of said Lot 32 and an interior West corner of the herein described parcel;

Thence, with an East line of said Timber Creek Unit 2 and the West line of the herein described parcel, the following courses;

North 24 degrees 32 minutes 10 seconds West, a distance of 58.89 feet to a set 1/2 inch rebar with cap stamped "RPLS 6192" for a Point of Curvature of a curve to the right having a radius of 360.00 feet, a central angle of 45 degrees 18 minutes 28 seconds, a Chord bearing and distance of North 01 degrees 52 minutes 56 seconds West, 277.32 feet, an Arc Length of 284.68 feet to a set 1/2 inch rebar with cap stamped "RPLS 6192" for a Point of Reverse Curvature of a curve to the left, having a radius of 550.00 feet, a central angle of 45 degrees 18 minutes 28 seconds, a Chord bearing and distance of North 01 degrees 52 minutes 56 seconds West, 423.68 feet, an Arc Length of 434.92 feet to a set 1/2 inch rebar with cap stamped "RPLS 6192" for a Point of Tangency;

North 24 degrees 32 minutes 10 seconds West, a distance of 385.20 feet to found rebar with cap stamped "Baker Surveying" for a Point of Curvature of a curve to the right, having a radius of 260.00 feet, a central angle of 23 degrees 17 minutes 16 seconds, a Chord bearing and distance of North 12 degrees 53 minutes 32 seconds West, 104.95 feet, an Arc Length of 105.68 feet to a set 1/2 inch rebar with cap stamped "RPLS 6192" for and angle point at the common corner of Lots 11 and 12 and an interior corner of the herein described parcel;

Thence, with a South line of said Timber Creek Unit 2, and an interior North line of the herein described parcel, the following courses;

North 53 degrees 01 minutes 55 seconds East, a distance of 170.00 feet to a 1/2 inch rebar with cap stamped "RPLS 6192";

North 70 degrees 29 minutes 15 seconds East, a distance of 111.55 feet to a 1/2 inch rebar with cap stamped "RPLS 6192" for a point on the cusp of a curve to the left marking the East corner of Lot 1, Block 8, of Timber Creek Unit 2, and on the South Right-of-Way of a cul-de-sac of Canterbrook Drive;

Thence, with said curve, having a radius of 50.00 feet, a central angle of 110 degrees 35 minutes 40 seconds, a Chord bearing and distance of South 74 degrees 47 minutes 30 seconds East, 82.21 feet, an Arc Length of 96.51 feet to a cusp of a curve on said South Right-of-Way of Canterbrook Drive and the West corner of Lot 1, Block 7 of said Timber Creek Unit 2;

South 71 degrees 49 minutes 44 seconds East, a distance of 134.20 feet to a cusp of a curve to the left on the South line of Lot 15 of said Block 7;

Thence, with said curve having a radius of 394.94 feet, a central angle of 47 degrees 24 minutes 55 seconds, a Chord bearing and distance of South 45 degrees 57 minutes 37 seconds East, 317.59 feet, an Arc Length of 326.83 feet to a 1/2 inch rebar with cap stamped "RPLS 6192" for a Point of Tangency of Lot 19 of said Block 7;

South 69 degrees 39 minutes 14 seconds East, distance of 39.60 feet to the Southeast corner of said Lot 19 and an interior corner of the herein described parcel, where a found rebar bears North 0.12 feet, West 0.19 feet;

Thence leaving said South line of Block 7, South 67 degrees 10 minutes 21 seconds East, a distance of 466.69 feet to the Northwest line of a called 21.39-acre parcel, recorded in Book 15892, Page 2351, Of the Official Records of Bexar County, Texas, said called 21.39-acre parcel being the remainder of a called 54.165-acre parcel recorded in Volume 7775, Page 548, of the Official Public Records of Bexar County, Texas;

Thence continuing with the Northwest line of said 21.39-acre parcel and the Southeast line of the herein described parcel, the following courses:

South 60 degrees 07 minutes 11 seconds West, a distance of 38.01 feet to a set 1/2 inch rebar with cap stamped "RPLS 6192" for a Point of Curvature to the left, having a Radius of 300.00 feet, a central angle of 36 degrees 44 minutes 19 seconds, a chord bearing and distance of South 41 degrees 45 minutes 01 seconds West, 189.08 feet, an Arc Length of 192.36 feet to a set 1/2 inch rebar with cap stamped "RPLS 6192" for Point of Tangency;

South 23 degrees 22 minutes 52 seconds West, a distance of 647.57 feet to a found rebar with cap stamped "Vickery" at a Point of Curvature of a curve to the right, having a Radius of 500.00 feet, a central angle of 17 degrees 09 minutes 49 seconds, a Chord bearing and distance of South 31 degrees 57 minutes 46 seconds West, 149.22 feet, an Arc Length of 149.78 feet to a found rebar with cap stamped "Vickery" at a Point of Tangency South 40 degrees 32 minutes 31 seconds West, a distance of 471.54 feet to a set 1/2 inch rebar with cap stamped "RPLS 6192" on the Northeast Right-of-Way of Timberhill Drive (having a varying-width Right-of-Way) for the West corner of said called 21.39-acre parcel and the South corner of the herein described parcel;

Thence, with the Northeast Right-of-Way of said Timberhill Drive and the Southwest line of the herein described parcel, North 30 degrees 56 minutes 59 seconds West, a distance of 317.96 feet to a rebar with cap stamped "RPLS 6192" at a point on the cusp of a curve to the left, having a radius of 50.00 feet, a central angle of 91 degrees 38 minutes 24 seconds, a Chord bearing and distance of North 41 degrees 41

minutes 11 seconds West, 71.72 feet, thence with said curve, an Arc Length of 79.97 feet to the Point of Beginning of the herein described parcel, containing 962,132 square feet or 22.088 acres of land.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. Bearings shown herein are based on GPS observations, Texas State Plane, South Central Zone, 4204.

 09/21/2023

**Saul Castillo**

**Registered Professional Land Surveyor**

**Texas Registration No. 6192**

**September 21, 2023**

