

## PROPERTY DESCRIPTION

**BEING** a 35.668 acre (1,553,704 square feet) tract of land situated in the Antonio Zamora Survey No. 36, Abstract No. 828 and Jeffery B. Hill Survey No. 103, Abstract No. 308, Bexar County, Texas and being a portion of County Block 5088, Bexar County, Texas and being a portion of New City Block 18255 and being all of a called 35.445 acre tract described in Special Warranty Deed to BRYCAP FARM PROPERTIES, LLC recorded in Document No. 20090056951, Official Public Records, Bexar County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2" iron rod with plastic cap found for an angle point of the herein described tract, and being at the south end of a corner clip at the intersection of southeast right-of-way line of Weichold Road (a variable width right-of-way) and south right-of-way line of Interstate Highway 10;

**THENCE** North 49°10'09" East along said corner clip, a distance of 187.71 feet to a Brass Monument found for an angle point at the north end of said corner clip, and of the herein described tract;


**THENCE** North 69°22'01" East along the south right-of-way line of said Interstate Highway 10, the north line of the herein described tract, a distance of 1,686.36 feet to a 1/2" iron rod found for the northwest corner of the remainder of a called 53.424 acre tract described in Warranty Deed to I-10 INVESTMENTS, LTD. recorded in Document No. 20060052082, of said Official Public Records, and the northeast corner of the herein described tract;

**THENCE** South 29°10'39" West departing the south right-of-way line of said Interstate Highway 10 and along the northwest line of said 53.424 acre tract, the southeast line of the herein described tract, passing at a distance of 800.25 feet the north corner of Paloma Subdivision Unit No. 2A, an addition to the City of San Antonio according to the plat recorded in Volume 20001, Page 1949, Plat Records, Bexar County, Texas, continuing 101.17 feet for a total distance of 901.42 feet to a 1/2" iron rod with plastic cap found for an angle point in the northwest line of said Paloma Subdivision Unit No. 2A, and the herein described tract;

**THENCE** South 29°39'20" West continuing along said northwest line of Paloma Subdivision Unit No. 2A, the southeast line of the herein described tract, a distance of 1,135.70 feet to a 1/2" iron rod with plastic cap found for a point in the northeast line of Paloma Subdivision, Unit 1, Lot 20, an addition to the City of San Antonio according to the plat recorded in Document No. 20160193190, of said Official Public Records, and being the southwest corner of said Paloma Subdivision Unit No. 2A, and the southeast of the herein described tract;

**THENCE** North 60°36'15" West along the southwest line of the herein described tract, the northeast line of said Paloma Subdivision, Unit 1, and the northeast line of Paloma Replat, an addition to the City of San Antonio according to the plat recorded in Document No. 20170054817, of said Official Public Records, passing at a distance of 1,144.54 feet the northwest corner of said Paloma Replat, continuing 10.00 feet for a total distance of 1,154.54 feet to a 5/8" iron rod with plastic cap stamped 'KHA' set for a point in the southeast line of said Weichold Road, and being the southwest corner of the herein described tract;

**THENCE** North 30°20'51" East along the southeast right-of-way line of said Weichold Road, the northwest line of the herein described tract, a distance of 568.18 feet to the **POINT OF BEGINNING** and containing 1,553,704 square feet or 35.668 acres of land.

  
JAMES L. JANISSE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 0038704  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
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## EXHIBIT OF A 35.668 ACRE TRACT

ANTONIO ZAMORA SURVEY NO. 36 ABSTRACT NO. 828 AND  
JEFFERY B. HILL SURVEY NO. 103 ABSTRACT NO. 308  
N.C.B.18225  
COUNTY BLOCK 5088, BEXAR COUNTY, TEXAS  
CITY OF SAN ANTONIO, E.T.J., BEXAR COUNTY, TEXAS  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

# Kimley»Horn

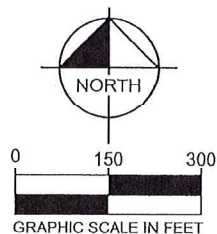
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

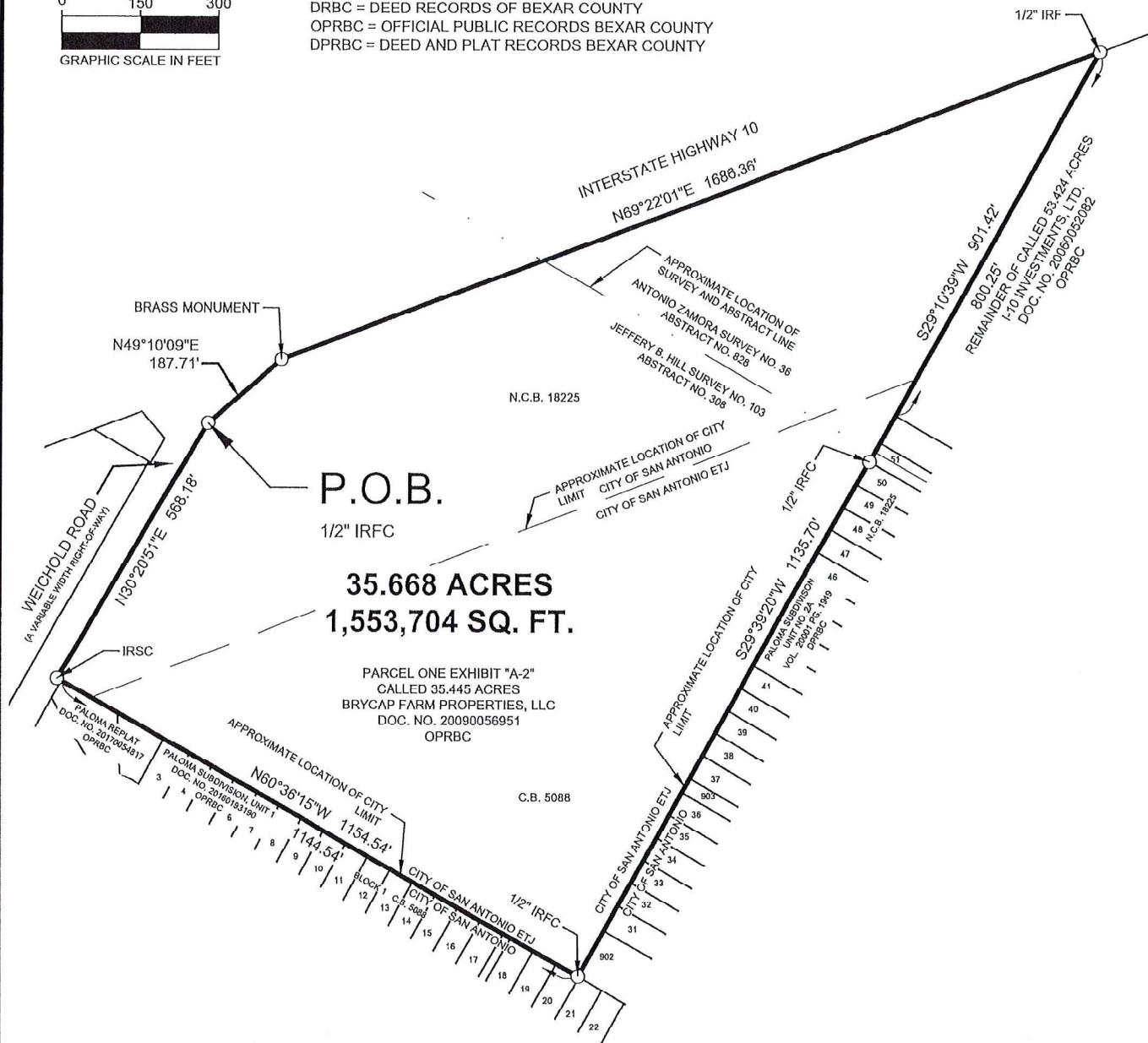
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MGB	JLJ	Mar.2023	068734400	1 OF 2





# **LEGEND:**

POC = POINT OF COMMENCEMENT  
 POR = POINT OF BEGINNING  
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET  
 IRFC = IRON ROD FOUND W/CAP  
 DRBC = DEED RECORDS OF BEXAR COUNTY  
 OPRBC = OFFICIAL PUBLIC RECORDS BEXAR COUNTY  
 DPRBC = DEED AND PLAT RECORDS BEXAR COUNTY



**P.O.B.**

1/2" IRFC

**35.668 ACRES**  
**1,553,704 SQ. FT.**

PARCEL ONE EXHIBIT "A-2"  
 CALLED 35.445 ACRES  
 BRYCAP FARM PROPERTIES, LLC  
 DOC. NO. 20090056951  
 OPRBC

## **EXHIBIT OF A**

## **35.668 ACRE TRACT**

ANTONIO ZAMORA SURVEY NO. 36 ABSTRACT NO. 828 AND  
 JEFFERY B. HILL SURVEY NO. 103 ABSTRACT NO. 308

N.C.B. 18225

COUNTY BLOCK 5088, BEXAR COUNTY, TEXAS  
 CITY OF SAN ANTONIO, E.T.J., BEXAR COUNTY, TEXAS  
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

**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 068734400 FOR ADDITIONAL INFORMATION.

**GEODETIC NOTE:** THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**Kimley»Horn**

601 NW Loop 410, Suite 350  
 San Antonio, Texas 78216

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 300'	MGB	JLJ	Mar. 2023	068734400	2 OF 2