



**HCT PROPERTIES, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BEXAR COUNTY, TEXAS  
6.95 ACRE TRACT**

**EXHIBIT "A"**

**BEING** a 6.95 acre tract of land lying in the Nepomuceno Montoya Survey No. 21, Abstract 469, Block 1, Bexar County, Texas, being out of a called 9.411 acre tract of land described in deed to HCT Properties, LTD., a Texas Limited Partnership and recorded in volume 11542, page 1508, Official Public Records of Bexar County, Texas, same being described by a drawing (ZONING.dwg) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a point in the east right-of-way line of S. W.W. White Road (varying width right-of-way) for the southwest corner of the aforementioned 9.411 acre tract and the southwest corner of the herein described 6.95 acre tract;

**THENCE** along the east right-of-way line of the aforementioned S. W.W. White Road and the west line of the aforementioned 9.411 acre tract, N00°41'20"W a distance of 688.97 feet to a point for the northwest corner of the herein described 6.95 acre tract;

**THENCE** leaving the east right-of-way line of the aforementioned S. W.W. White Road and the west line of the aforementioned 9.411 acre tract, N89°26'17"E a distance of 442.98 feet to a point in the east line of said 9.411 acre tract and a west line of a called 39.92 acre tract of land described as Lot 35 of the ECISD Ward Middle School Subdivision in deed to East Central Independent School District and recorded in volume 9562, page 9, Plat Records of Bexar County, Texas for the northeast corner of the herein described 6.95 acre tract;

**THENCE** along the east line of the aforementioned 9.411 acre tract and a west line of the aforementioned 39.92 acre tract, S00°17'35"E a distance of 685.33 feet to a point for the southeast corner of said 9.411 acre tract, an interior corner of said 39.92 acre tract and the southeast corner of the herein described 6.95 acre tract;

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**THENCE** along the south line of the aforementioned 9.411 acre tract and a north line of the aforementioned 39.92 acre tract, S88°57'42"W a distance of 438.26 feet to the **PLACE OF BEGINNING** and containing 6.95 acres of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Central Zone.


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.

**THE STATE OF TEXAS**     X  
   X     **KNOWN TO ALL MEN BY THESE PRESENTS:**  
**COUNTY OF BEXAR**         X

I, Darryl Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by public records research made under my direction and supervision in March 2023.

Date 3 day of May 2023 A.D.



  
\_\_\_\_\_  
Darryl L. Zercher  
Registered Professional Land Surveyor  
No. 5609 - State of Texas

**EXHIBIT "A"****HOLT PRE-K 4SA**

PARCEL ACROSS THE LANDS OF  
HCT PROPERTIES, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
CONTAINING 6.95 ACRES

SITUATED IN THE NEPOMUCENO MONTOYA  
SURVEY NO. 21, ABSTRACT 469, BLOCK 1  
BEXAR COUNTY, TEXAS

**Pg. 3 of 3**

CDS JOB NO. 123036

BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE,  
NAD 1983(2011), EPOCH:2010  
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE  
SURFACE. (GRID X 1.00017 = SURFACE)

THIS EXHIBIT DOES NOT REPRESENT A  
BOUNDARY SURVEY. NO ADDITIONAL RESEARCH  
WAS DONE BY CDSMUERY.

PROPERTY OWNER NAMES WERE OBTAINED  
FROM THE BEXAR COUNTY, TEXAS APPRAISAL  
DISTRICT RECORDS.

HCT PROPERTIES, LTD.  
38.01 ACRES  
VOL. 10105, PG. 2366  
O.P.R.B.C.

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which it was prepared.*

**NEPOMUCENO MONTOYA SURVEY NO. 21,  
ABSTRACT 469  
BLOCK 1**

EAST CENTRAL INDEPENDENT SCHOOL DISTRICT  
39.92 ACRES  
VOL. 9562, PG. 9  
O.P.R.B.C.

**ECISD WARD MIDDLE  
SCHOOL SUBDIVISION  
LOT 35  
N.C.B. 10846  
VOL. 9562, PG. 9  
P.R.B.C.**

R.O.W.

S W.W. WHITE ROAD

(VARYING WIDTH RIGHT-OF-WAY)

TXDOT MAP APPROVED JANUARY 13, 1949)

R.O.W.

N00°41'20"W 688.97'

N89°26'17"E 442.98'

HCT PROPERTIES, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
9.411 ACRES  
VOL. 11542, PG. 1508  
O.P.R.B.C.

6.95 ACRES

S00°17'35"E 685.33'

S88°57'42"W 438.26'

POB

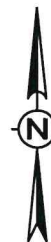
N: 13,680,620.97  
E: 2,158,249.63

R.O.W.

R.O.W.



3 MAY 2023

**LEGEND**

- ⊙ — UNMONUMENTED POINT
- POB — PLACE OF BEGINNING
- ℙ — PROPERTY LINES
- R.O.W. — RIGHT-OF-WAY
- O.P.R.B.C. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- P.R.B.C. — PLAT RECORDS OF BEXAR COUNTY



SCALE IN FEET  
1"=200'

**CDS** muery  
ENGINEERS | SURVEYORS

100 NE Loop 410, Ste. 300 | San Antonio, Texas 78216  
(210) 581-1111 | TBPE No. F-1733 | TBPLS No. 100495-00

DRAWN BY:  
M. CAMACHO

DATE:  
05-02-2023

DRAWING NAME:  
ZONING.dwg

**6.95 ACRES  
ZONING EXHIBIT**