

**METES AND BOUNDS DESCRIPTION
FOR**

A 232.861 acre tract of land out of the Juan Montes Grant, Abstract 11, County Block 4007, in Bexar County, Texas, in the name of the Davis-McCrary Property Trust by deed executed July 22, 1992 and recorded in Volume 5429, Page 878 of the Official Public Records of Bexar County, Texas, being a portion of that called 289.64 acre tract described in deed unto Ruth Ann Davis McCrary, executed February 24, 1984 and recorded in Volume 3048, Page 708, said Official Public Records. Said 232.861 acre tract being more particularly described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a point at the intersection of the northwest right-of-way line of Richter Road, a 60 foot public right-of-way shown in Bexar County Map #B-1070 with the southwest right-of-way line of Union Pacific Railroad, a 100 foot right-of-way, the east corner of the herein described tract;

THENCE: with and along the northwest line of said Richter Road, South 57° 37' 47" West, 2605.09 feet to a point at the east corner of a 0.708 acre tract conveyed unto Olivia Seguin by deed executed September 20, 2004 and recorded in Volume 11180, Page 1408 of said Official Public Records and a south exterior corner of the herein described tract;

THENCE: departing said right-of-way, with and along the northeast line of said 0.708 acre tract and the northeast line of the remainder of a 13.747 acre tract conveyed unto City of San Antonio (City Public Service Board) by deed recorded in Volume 4571, Page 544 of said Official Public Records, North 35° 54' 19" West, 787.86 feet to a point at the north corner of said 13.747 acre tract, an interior corner of the herein described tract;

THENCE: with and along the northwest line of said 13.747 acre tract, South 57° 45' 42" West, 745.72 feet to a point on the northeast right-of-way line of Old Corpus Christi Road, a variable width right-of-way shown in Bexar County Map #B-1198, the west corner of said 13.747 acre tract, a south exterior corner of the herein described tract;

THENCE: with and along the northeast line of said Old Corpus Christi Road, the following courses and distances:

North 36° 06' 17" West, 604.36 feet to a point for an angle point;

North 35° 28' 17" West, 146.51 feet to a point for an angle point;

North 36° 31' 21" West, 199.58 feet to a point for an angle point;

North 36° 05' 53" West, 422.15 feet to a point for an angle point;

North 36° 11' 42" West, 1882.86 feet to a point for an angle point;

THENCE: departing said northeast right-of-way line, over and across said 289.64 acre tract, the following courses:

North 44° 30' 07" East, 794.47 feet to a point for an angle point;

South 07° 39' 25" East, 448.19 feet to a point for an angle point;

South 20° 25' 35" East, 659.32 feet to a point for an angle point;

South 11° 14' 09" East, 678.75 feet to a point for an angle point;

South 52° 51' 04" East, 175.49 feet to a point for an angle point;

North 33° 24' 40" East, 577.97 feet to a point for an angle point;

North 23° 30' 29" East, 399.63 feet to a point for an angle point;

North 31° 51' 03" East, 399.69 feet to a point for an angle point;

North 14° 25' 43" East, 263.00 feet to a point for an angle point;

North 00° 59' 58" West, 264.09 feet to a point for an angle point;

North 12° 52' 52" West, 262.28 feet to a point for an angle point;

North 09° 43' 14" East, 754.21 feet to a point on the southwest line of said Union Pacific Railroad, the northeast line of said 289.64 acre tract;

THENCE: with and along said right-of-way line, the following courses and distances:

South 69° 07' 11" East, 519.98 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 1738.44 feet, a central angle of 26° 04' 01", a chord bearing and distance of South 56° 05' 10" East, 784.11 feet, for an arc length of 790.91 feet to a point;

And, South 43° 03' 10" East, 3134.56 feet to the POINT OF BEGINNING and containing 232.861 acres or 10,143,424 square feet of land more or less in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12482-01 by Pape-Dawson Engineers, Inc.

This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interest 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.



PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 20, 2022
JOB NO. 12482-01
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**METES AND BOUNDS DESCRIPTION
FOR**

A 190.289 acre tract of land out of the Juan Montes Grant, Abstract 11, County Block 4007, Bexar County, Texas, in the name of the Davis-McCrary Property Trust by deed executed July 22, 1992 and recorded in Volume 5429, Page 878 of the Official Public Records of Bexar County, Texas, being a portion of that called 240.10 acre tract described in deed unto Ruth Ann Davis McCrary, executed February 24, 1984 and recorded in Volume 3048, Page 708, said Official Public Records, SAVE AND EXCEPT an 11.097 acre tract conveyed unto Parkett Drive Land Trust by deed executed March 10, 2003 and recorded in Volume 9892, Page 1730, said Official Public Records, also SAVE AND EXCEPT a 3.263 acre tract conveyed unto the City of San Antonio by deed executed December 26, 2007 and recorded in Volume 13283, Page 1325, said Official Public Records. Said 190.289 acre tract being more particularly described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a point on the southwest right-of-way line of U.S. Highway 181, a variable width right-of-way shown in Txdot Map #SAT010002AG, at the north corner of that tract conveyed unto Ricardo C. Palomo by deed executed May 28, 1996 and recorded in Volume 6772, Page 1356 of said Official Public Records;

THENCE: departing the southwest right-of-way line of said U.S. Highway 181, with and along the northwest line of Palm Park recorded in Volume 3975, Page 57 of the Deed and Plat Records of Bexar County, Texas, the southeast line of said 240.10 acre tract, S 50°02'47" W, 481.68 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: with and along the northwest, the west and the southwest lines of said Palm Park, the southeast, the east and the northeast lines of said 240.10 acre tract, the following courses and distances:

S 50°02'47" W, 1163.23 feet to a point;

S 17°07'58" W, 30.17 feet to a point;

And, S 30°55'03" E, 776.25 feet to a point at the north corner of an 11.089 acre tract conveyed unto Efrain V. Hernandez by deed executed March 20, 2020 and recorded in Document No. 20200064169 of said Official Public Records, for an east exterior corner of the herein described tract;



THENCE: with and along the northwest line of said 11.089 acre tract, S 49°58'51" W, 1111.11 feet to a point on the northeast line of a 27.54 acre tract conveyed unto Jose M. Garza and Daisy I. Garza by deed executed April 9, 2003 and recorded in Volume 9969, Page 744 of said Official Public Records, the west corner of said 11.089 acre tract, for a south exterior corner of the herein described tract;

THENCE: with and along the northeast line of said 27.54 acre tract, N 29°50'28" W, 775.69 feet to a point at the north corner of said 27.54 acre tract and an interior corner of the herein described tract;

THENCE: with and along the northwest line of said 27.54 acre tract, S 48°56'24" W, 1359.61 feet to a point on the northeast right-of-way line of Union Pacific Railroad, a variable width right-of-way, the west corner of said 27.54 acre tract, a south exterior corner of the herein described tract;

THENCE: with and along the northeast line of said Union Pacific Railroad, the following courses and distances:

N 43°03'10" W, 764.33 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 1838.44 feet, a central angle of 10°01'42", a chord bearing and distance of N 48°04'01" W, 321.37 feet, for an arc length of 321.78 feet to a point;

N 53°20'30" W, 630.99 feet to a point;

And, N 03°28'35" W, 820.96 feet to a point at the south corner of said 3.263 acre tract and a west exterior corner of herein described tract;

THENCE: with and along the southeast line of said 3.263 acre tract, N 43°31'36" E, 1840.64 feet to a point;

THENCE: departing the southeast line of said 3.263 acre tract, over and across said 240.10 acre tract, the following courses and distances:

S 53°04'03" E, 235.18 feet to a point;

S 36°55'22" W, 18.95 feet to a point;

S 53°20'30" E, 502.02 feet to a point;

S 76°47'40" E, 250.00 feet to a point;

N 13°12'20" E, 144.40 feet to a point;

Along a tangent curve to the left, said curve having a radius of 355.00 feet, a central angle of 10°12'05", a chord bearing and distance of N 08°06'17" E, 63.12 feet, for an arc length of 63.21 feet to a point;

N 03°00'15" E, 210.90 feet to a point;

Along a tangent curve to the right, said curve having a radius of 445.00 feet, a central angle of 10°12'05", a chord bearing and distance of N 08°06'17" E, 79.13 feet, for an arc length of 79.23 feet to a point;

N 13°12'20" E, 241.97 feet to a point;

Along a tangent curve to the right, said curve having a radius of 445.00 feet, a central angle of 14°19'16", a chord bearing and distance of N 20°21'58" E, 110.94 feet, for an arc length of 111.23 feet to a point;

And, N 27°31'36" E, 187.77 feet to a point on the southwest right-of-way line of said U.S. Highway 181;

THENCE: with and along said southwest right-of-way line, S 62°27'15" E, 90.00 feet to a point;

THENCE: departing said southwest right-of-way line, over and across said 240.10 acre tract, the following courses and distances:

S 27°31'36" W, 187.74 feet to a point;

Along a tangent curve to the left, said curve having a radius of 355.00 feet, a central angle of 14°19'16", a chord bearing and distance of S 20°21'58" W, 88.50 feet, for an arc length of 88.73 feet to a point;

S 13°12'20" W, 167.76 feet to a point;

Along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of $75^{\circ}55'20''$, a chord bearing and distance of $S\ 24^{\circ}45'20''\ E$, 18.45 feet, for an arc length of 19.88 feet to a point;

$S\ 62^{\circ}43'00''\ E$, 243.92 feet to a point;

$S\ 59^{\circ}32'13''\ E$, 90.14 feet to a point;

$S\ 62^{\circ}43'00''\ E$, 521.67 feet to a point;

$S\ 65^{\circ}53'48''\ E$, 90.14 feet to a point;

$S\ 62^{\circ}43'00''\ E$, 140.82 feet to a point;

Along a tangent curve to the left, said curve having a radius of 20.00 feet, a central angle of $104^{\circ}04'40''$, a chord bearing and distance of $N\ 65^{\circ}14'40''\ E$, 31.54 feet, for an arc length of 36.33 feet to a point;

$N\ 13^{\circ}12'20''\ E$, 11.38 feet to a point;

Along a tangent curve to the left, said curve having a radius of 355.00 feet, a central angle of $14^{\circ}06'22''$, a chord bearing and distance of $N\ 06^{\circ}09'09''\ E$, 87.18 feet, for an arc length of 87.40 feet to a point;

Along a reverse curve to the right, said curve having a radius of 445.00 feet, a central angle of $28^{\circ}05'01''$, a chord bearing and distance of $N\ 13^{\circ}08'29''\ E$, 215.94 feet, for an arc length of 218.12 feet to a point;

And, $N\ 27^{\circ}10'59''\ E$, 103.09 feet to a point on the southwest right-of-way line of said U.S. Highway 181;

THENCE: with and along said southwest right-of-way line, the following courses and distances:

$S\ 62^{\circ}27'15''\ E$, 77.30 feet to a point;

And, $S\ 66^{\circ}44'36''\ E$, 12.73 feet to a point;

THENCE: departing said southwest right-of-way line, over and across said 240.10 acre tract, the following courses and distances:

S 27°10'59" W, 103.48 feet to a point;

Along a tangent curve to the left, said curve having a radius of 355.00 feet, a central angle of 28°05'01", a chord bearing and distance of S 13°08'29" W, 172.27 feet, for an arc length of 174.00 feet to a point;

Along a reverse curve to the right, said curve having a radius of 445.00 feet, a central angle of 14°06'22", a chord bearing and distance of S 06°09'09" W, 109.28 feet, for an arc length of 109.56 feet to a point;

S 13°12'20" W, 47.88 feet to a point;

Along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 75°55'20", a chord bearing and distance of S 24°45'20" E, 18.45 feet, for an arc length of 19.88 feet to a point;

S 62°43'00" E, 192.37 feet to a point;

S 59°32'13" E, 90.14 feet to a point;

And, S 62°43'00" E, 544.62 feet to the POINT OF BEGINNING and containing 190.289 or 8,288,984 square feet of land more or less in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12482-01 by Pape-Dawson Engineers, Inc.

This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interest 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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