

**METES AND BOUNDS DESCRIPTION  
FOR A 8.901-ACRE TRACT**

An **8.901-acre** tract of land, out of the F.R. Hernandez Survey, Abstract 6, situated in the City of San Antonio, Bexar County, Texas and being a portion of a called 138.3570-acre tract of land as conveyed to McCombs Family Partners, Ltd., of record in Volume 10097 Page 207 of the Official Public Records of Bexar County, Texas. Said **8.901-acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found Texas Department of Transportation Right-Of-Way Monument in the Northwest right-of-way line of Old Pearsall Road, a 100-foot wide public right-of-way, for the East corner of Lot 1, Block 71, N.C.B. 15248 of the "SAWS Old Pearsall Rd Pump Station A" Subdivision Plat, recorded in Volume 9674 Page 72 of the Deed and Plat Records of Bexar County, Texas, and the South corner of the 138.3570-acre tract and the herein described tract;

**THENCE: North 40° 32' 51" West**, departing the Northwest right-of-way of Old Pearsall Rd with the common line of said Lot 1 and the herein described tract, a distance of **467.95 feet** for the Southwest exterior corner of Lot 901, Block 64, N.C.B. 15248 of the "Coleman Ridge" Subdivision, Unit 1 Plat recorded, in Volume 9630 Pages 140-143 of the Deed and Plat Records of Bexar County, Texas and the Northwest corner of the herein described tract, from which a found ½" iron rod with a plastic cap stamped "Briones" for the South corner of Lot 6, Block 64, N.C.B. 15248 of the Coleman Ridge Unit 2 Subdivision Plat, recorded in Volume 9645 Pages 201-202, of the Deed and Plat Records of Bexar County, Texas and the Western-most corner of Lot 901 bears, North 40° 32' 51" West, a distance of 332.29 feet;

**THENCE:** With the common line of Lot 901 and the herein described tract, the following three (3) courses:

1. **North 49° 29' 04" East**, a distance of **77.49 feet** for an interior corner of Lot 901 and an exterior corner of the herein described tract,
2. **South 40° 30' 59" East**, a distance of **167.78 feet** for the South corner of Lot 901 and an interior corner of the herein described tract, and
3. **North 49° 27' 45" East**, at a distance of 252.55 feet passing a found ½" iron rod with a plastic cap stamped "Briones" for the Southeast corner of Lot 901 and South corner of Lot 20, Block 64, N.C.B. 15248 of the "Coleman Ridge" Subdivision, Unit 2 Plat recorded, in Volume 9645 Pages 201-202, of the Deed and Plat Records of Bexar County, Texas, and continuing along and with said Southeast line of said Block 64 and the southeast line of Block 64, N.C.B. 15248 of the "Coleman Ridge" Subdivision, Unit 3 Plat recorded in Volume 9679 Page 179 of the Deed and Plat Records of Bexar County, Texas, a total distance of **1172.85 feet** to a found ½" iron rod with a plastic cap stamped "Briones" in the southwest right-of-way line of Excellence Drive, a 70-foot right-of-way, recorded in Volume 9620 Page 206, of the Deed and Plat Records of Bexar County, Texas, for the East corner of Lot 35 of the Coleman Ridge Unit 3 Subdivision Plat and the Northern-most East corner of the herein described tract;

**THENCE:** With the Southwest right-of-way line of Excellence Drive and the Northeast line of the herein described tract, the following three (3) courses:

1. **South 40° 31' 28" East**, a distance of **264.92 feet**,

- 2. South 04° 28' 32" West, a distance of 35.36 feet, and
  
- 3. South 40° 31' 28" East, a distance of 10.35 feet to the Northwest right-of-way line of Old Pearsall Road, on the Southeast line of the herein described tract, for the most southerly corner of Excellence Drive and the Southern-most East corner of the herein described tract;

**THENCE:** South 49° 28' 07" West, with the Northwest right-of-way line of Old Pearsall Road and the Southeast line of the herein described tract, distance of 1225.13 feet to the **POINT OF BEGINNING**, containing 8.901-acres of land. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited hereon are surface distances using an average combined scale factor of 1.00017. This Metes and Bound description does not represent a boundary survey. No property corners have been set in reference to this description.

Job No.: 23-020  
Prepared by: KFW Surveying  
Date: May 12, 2023  
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*Saul V. Castillo* \_\_\_\_\_ 05/15/2023

**METES AND BOUNDS DESCRIPTION  
FOR A 5.767-ACRE TRACT**

A **5.767-acre** tract of land, out of the M.F. Rodriguez Survey, Abstract 16, F.R. Hernandez Survey, Abstract 6, situated in the City of San Antonio, Bexar County, Texas and being a portion of a called 138.3570-acre tract of land as conveyed to McCombs Family Partners, Ltd., of record in Volume 10097 Page 207 of the Official Public Records of Bexar County, Texas. Said **5.767-acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found iron rod with a plastic cap stamped "M.W. CUDE" on the Northwest right-of-way line of Old Pearsall Road, a 100-foot wide public right-of-way, for the South corner of Lot 6, Block 72, N.C.B. 15248 of the "Redwest Commercial" plat, recorded in Volume 9689 Page 139, of the Deed and Plat Records of Bexar County, Texas, and a South corner of the remaining portion of said 138.3570-acre tract and the East corner of the herein described tract;

**THENCE: South 49° 28' 07" West**, with the Northwest right-of-way of Old Pearsall Rd and the Southeast line of the herein described tract, a distance of **714.58 feet** for the North right-of-way of Excellence Drive, a 70-foot wide public right-of-way, and a South corner of the herein described tract;

**THENCE:** With the common line of Excellence Drive and the herein described tract, the following three (3) courses:

1. **North 40° 31' 28" West**, a distance of **10.34 feet** for an interior corner of the herein described tract,
2. **North 85° 31' 28" West**, a distance of **35.36 feet** for an exterior corner of the herein described tract, and
3. **North 40° 31' 28" West**, a distance of 305.17 feet with the Northeast right-of-way line of Excellence Drive, for the South corner of Lot 2, Block 61 of the "Trader Flats" plat, recorded in Volume 10097, Page 207 of the Deed and Plat Records of Bexar County, Texas and the West corner of the herein described tract; from which a found ½" iron rod with a plastic cap stamped "Briones" on the Southwest right-of-way line of Excellence Drive, for the East corner of Lot 35, Block 64, N.C.B. 15248 of the "Coleman Ridge" Unit 3 Subdivision plat, recorded in Volume 9679 Pages 179 of the Deed and Plat Records of Bexar County, Texas bears, South 19° 34' 26" West, a distance of 80.75 feet;

**THENCE:** With the Southeast line of said Lot 2, and the Northwest line of the herein described tract, **North 49° 28' 31" East**, a distance of **739.54 feet** to a found iron rod with a plastic cap stamped "M. W. CUDE" in the south line of Lot 2 Block 61, for the Northwest corner of said Lot 6 Block 72 and the North corner of the herein described tract and;

**THENCE:** **South 40° 31' 53" East**, at a distance of 281.42 feet passing a found ½" iron rod with a plastic cap stamped "M. W. CUDE" on the common line of said Lot 6 Block 72 and the herein described tract, and continuing with the common line a total distance of **340.43 feet** to the **POINT OF BEGINNING**, containing **5.767-acres** of land. Said tract being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited hereon are surface distances using an average combined scale factor of 1.00017. This Metes and Bound description does not represent a boundary survey. No property corners have been set in reference to this description.

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*S.V. Castillo*

*05/15/2023*