



SOUTH TEXAS ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
4241 E. PIEDRAS DRIVE, SUITE 116 • SAN ANTONIO, TEXAS 78228-1422
REGISTRATION NUMBER: F-4335
TEL: (210) 736-2646
FAX: (210) 736-2359
www.southtexasengineering.com



**PROPERTY DESCRIPTION
OF
TRACT I**

BEING 0.5845 ACRES OUT OF THE REMAINING PORTION OF LOT 1 CONTAINING 1.459 ACRES RECORDED IN VOLUME 6786, PAGE 1078, REAL PROPERTY RECORDS, N.C.B. 15722, EL DORADO INDUSTRIAL SUBDIVISION, UNIT 1, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7300, PAGE 84, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.5845 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING: AT A FOUND IRON PIN IN THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF NEW O'CONNOR ROAD (100.00 R.O.W.), THE WEST BOUNDARY LINE OF THE SAID 1.459 ACRE TRACT, SAID POINT BEARS S 00°49'07" E, A DISTANCE OF 172.01 FEET FROM A FOUND IRON PIN FOR THE NORTHWEST CORNER OF THE SAID 1.459 ACRE TRACT;

THENCE: DEPARTING SAID R.O.W. LINE WITH THE NORTH BOUNDARY HEREOF, N 89°10'53" E, A DISTANCE OF 128.95 FEET TO A SET IRON PIN FOR THE NORTHEAST CORNER HEREOF;

THENCE: WITH THE EAST BOUNDARY LINE HEREOF, S 00°49'07" E, A DISTANCE OF 180.14 FEET TO A SET IRON PIN IN THE SOUTH BOUNDARY LINE OF THE SAID 1.459 ACRE TRACT FOR THE SOUTHEAST CORNER HEREOF AND BEING THE POINT OF CURVATURE OF A CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 09°33'04", A RADIUS OF 148.00 FEET, A TANGENT OF 12.36 FEET, AND WHOSE RADIUS POINT BEARS N 16°56'35" W, 148.00 FEET;

THENCE: WITH THE SAID SOUTH BOUNDARY LINE AND ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 24.67 FEET TO A SET "X" ON CONCRETE AT THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 18°47'31", A RADIUS OF 152.00 FEET, AND A TANGENT OF 25.16 FEET;

THENCE: CONTINUING ALONG SOUTH BOUNDARY LINE AND ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 49.85 FEET TO A SET IRON PIN AT THE POINT OF TANGENCY OF SAID CURVE TO THE LEFT;

THENCE: CONTINUING ALONG SAID SOUTH BOUNDARY LINE S 63°48'56" W, A DISTANCE OF 25.00 FEET TO A SET IRON PIN AT THE POINT OF CURVATURE OF A CURVE TO RIGHT HAVING A CENTRAL ANGLE OF 20°59'31", A RADIUS OF 90.00 FEET, AND A TANGENT OF 16.67 FEET;

THENCE: CONTINUING ALONG SAID BOUNDARY AND ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 32.97 FEET TO A SET IRON PIN IN THE EAST R.O.W. LINE OF NEW O'CONNOR ROAD AT THE SOUTHWEST CORNER OF THE SAID 1.459 ACRE TRACT FOR THE SOUTHWEST CORNER HEREOF;

EXHIBIT

A

THENCE: WITH THE SAID EAST R.O.W. LINE, THE WEST BOUNDARY LINE OF THE SAID 1.459 ACRE TRACT, WEST BOUNDARY LINE HEREOF, N 04°10'59" W, A DISTANCE OF 47.84 FEET TO A SET "X" ON CONCRETE FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE: WITH THE SAID EAST R.O.W. LINE, THE WEST BOUNDARY LINE OF THE SAID 1.459 ACRE TRACT, WEST BOUNDARY LINE HEREOF, N 00°48'47" W, A DISTANCE OF 107.01 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.5845 ACRES MORE OR LESS.

S. B. Shrestha

S. B. "DAVID" SHRESTHA, P.E., R.P.L.S.
JOB #20101433
NOVEMBER 8, 2010

