

**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**,

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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
File: S:\Draw 2023\23-020 Pearsall Rd & Loop-410 - 49 Acre Tract\DOCS\8.901ac 15May23.docx



[Handwritten Signature]

05/15/2023