

METES AND BOUNDS DESCRIPTION
FOR

A 173.654 acre, or 7,564,378 square feet more or less, tract of land being all of the remaining portion of that called 172.645 acre tract conveyed to SA 2, Ltd. by deed recorded in Document No. 20220062298 of the Official Public Records of Bexar County, Texas, and all of that called 2-Acre tract conveyed to SA 2, Ltd. by deed recorded in Document No. 20230154533 of the Official Public Records of Bexar County, Texas, out of the Fernando Rodriguez, Survey No. 16, Abstract 15, County Block 4005, in the City of San Antonio, Bexar County, Texas. Said 173.654 acre tract being more fully 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 found $\frac{1}{2}$ " iron rod at the northeast corner of said called 172.645 acre tract, at the intersection of the south right-of-way line of Walsh Road, a variable width public right-of-way, with the west right-of-way line of Applewhite Road, a variable width public right-of-way;

THENCE: Along and with the east line of said called 172.645 acre tract, the west right-of-way line of said Applewhite Road, the following bearings and distances:

S 08°48'34" W, a distance of 377.24 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 05°43'53" W, a distance of 438.48 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 04°41'55" W, a distance of 55.66 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 00°00'01" W, a distance of 501.90 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 00°13'55" E, a distance of 43.00 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 02°39'06" W, a distance of 393.94 feet to a found $\frac{1}{2}$ " iron rod;

S 05°17'28" W, a distance of 55.05 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

S 14°50'32" W, a distance of 142.15 feet to a found $\frac{1}{2}$ " iron rod;

S 15°54'02" W, a distance of 400.72 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 18°08'15" W, a distance of 86.73 feet to a found ½" iron rod;

S 29°05'28" W, a distance of 89.42 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 17°04'28" W, a distance of 155.81 feet to a found ½" iron rod;

S 19°27'31" W, a distance of 160.65 feet to a found ½" iron rod;

S 15°40'13" W, a distance of 260.25 feet to a found ½" iron rod;

S 22°38'19" W, a distance of 134.22 feet to a found ½" iron rod;

S 11°54'45" W, a distance of 224.13 feet to a point in the center line of Leon Creek;

THENCE: Along and with the meanders of the center line of Leon Creek, the following bearings and distances:

N 66°09'51" W, a distance of 7.66 feet to a point;

N 79°29'11" W, a distance of 33.39 feet to a point;

S 82°12'48" W, a distance of 44.96 feet to a point;

N 69°47'16" W, a distance of 47.47 feet to a point;

S 85°43'10" W, a distance of 87.67 feet to a point;

N 86°10'02" W, a distance of 84.13 feet to a point;

S 74°46'32" W, a distance of 86.15 feet to a point;

S 32°21'55" W, a distance of 31.63 feet to a point;

S 66°37'50" W, a distance of 90.68 feet to a point;

S 69°17'34" W, a distance of 79.77 feet to a point;

N 88°57'10" W, a distance of 48.72 feet to a point;

N 55°55'20" W, a distance of 32.42 feet to a point;

N 77°53'24" W, a distance of 73.04 feet to a point;

N 55°51'54" W, a distance of 97.28 feet to a point;

N 65°27'11" W, a distance of 73.77 feet to a point;

S 84°56'28" W, a distance of 152.05 feet to a point;

S 81°26'50" W, a distance of 236.11 feet to a point;

S 85°00'09" W, a distance of 201.89 feet to a point;

THENCE: Departing the center line of said Leon Creek, along and with a south line of said called 172.645 acre tract, a north line of a called 227.283 acre tract conveyed to Curtis Harry Mahla, Trustee of the Curtis Harry Mahla Revocable Trust by deed recorded in Volume 9985, Page 1522 of the Official Public Records of Bexar County, Texas, the following bearings and distances:

N 62°18'33" W, at a distance of 62.73 feet passing a found ½" iron rod with a yellow cap stamped "Pape-Dawson" and continuing for a total distance of 457.80 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 66°02'23" W, a distance of 125.67 feet to a found ½" iron rod at the southeast corner of said called 2-acre tract;

THENCE: N 79°33'21" W, along and with the south line of said called 2-acre tract, a north line of said called 227.283 acre tract, a distance of 295.40 feet to a found ½" iron rod at the southwest corner of said called 2-acre tract, an interior corner of said called 227.283 acre tract;

THENCE: N 10°39'27" E, along and with the west line of said called 2-acre tract, an east line of said called 227.283 acre tract, a distance of 295.05 feet to a found ½" iron rod at the northeast corner of said called 2-acre tract;

THENCE: N 20°17'23" E, along and with the east line of said called 227.283 acre tract, the west line of said called 172.645 acre tract, a distance of 3065.34 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of a called 2.066 acre tract conveyed to Southwestern Bell Telephone Company by deed recorded in Volume 7055, Page 163 of the Deed Records of Bexar County, Texas, a northeast corner of said called 227.283 acre tract;

THENCE: N 10°28'25" E, along and with the east line of said called 2.066 acre tract, the west line of said called 172.645 acre tract, a distance of 300.00 feet to a found ½" iron rod at the northeast corner of said called 2.066 acre tract, the northwest corner of said called 172.645 acre tract, on the south right-of-way line of said Walsh Road;

THENCE: S 79°55'03" E, along and with the north line of said called 172.645 acre tract, the south right-of-way line of said Walsh Road, a distance of 1717.49 feet to the POINT OF BEGINNING and containing 173.654 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13148-01 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
DATE:
JOB NO. 13148-01
DOC. ID. N:\CIVIL\13148-01\Word\13148-01 FN_173.654 AC.docx



**METES AND BOUNDS DESCRIPTION
FOR**

A 227.772 acre, or 9,921,728 square feet more or less, tract of land being all of that called 227.283 acre tract described in deed recorded in Volume 9985, Page 1522 of the Official Public Records of Bexar County, Texas, conveyed to Trustee of The Curtis Harry Mahla Revocable Trust, out of the Fernando Rodriguez, Survey No. 16, Abstract No. 15, County Block 4005, in the City of San Antonio, Bexar County, Texas. Said 227.772 acre tract being more fully 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:** A found concrete monument marked "SWB" at a northeast corner of said 227.283 acre tract and the northwest corner of a 2.066 acre tract described in Volume 7055, Page 163 of the Deed Records of Bexar County, Texas, on the south right-of-way line of Walsh Road, a variable width public right-of-way, from which a found $\frac{1}{2}$ " iron rod at the northeast corner of said 2.066 acre tract and the northwest corner of a remainder portion of a 172.645 acre tract described in Document No. 20220062298 of the said Official Public Records, bears S 79°31'35" E, a distance of 300.30 feet;
- THENCE:** S 10°28'25" W, departing the south right-of-way line of Walsh Road, along and with the common line of said 227.283 acre tract and said 2.066 acre tract, a distance of 300.00 feet to a found $\frac{1}{2}$ " iron rod with a cap marked "Pape-Dawson" at the southwest corner of said 2.066 acre tract, a reentrant corner of said 227.283 acre tract;
- THENCE:** S 79°31'35" E, continuing along and with the said common line, a distance of 300.30 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" at the southeast corner of said 2.066 acre tract and a northeast corner of said 227.283 acre tract, on the west line of said remainder portion of 172.645 acre tract, from which a found $\frac{1}{2}$ " iron rod at the northeast corner of said 2.066 acre, bears N 10°28'25" E, a distance of 300.00 feet;
- THENCE:** S 20°17'23" W, along and with the common line of said 227.283 acre tract and said remainder portion of 172.645 acre tract, a distance of 3065.34 feet to a found $\frac{1}{2}$ " iron rod at an angle point of said 227.283 acre tract and at the northwest corner of a Two acre tract described in Volume 9964, Page 451 of the said Official Public Records;
- THENCE:** S 10°39'27" W, along and with the common line of said 227.283 acre tract and said Two acre tract, a distance of 295.05 feet to a found $\frac{1}{2}$ " iron rod at the southwest corner of said Two acre tract and a reentrant corner of said 227.283 acre tract;
- THENCE:** S 79°33'21" E, continuing along and with the said common line, a distance of 295.40 feet to a found $\frac{1}{2}$ " iron rod at the southeast corner of said Two acre tract, an angle point of said 227.283 acre tract and an angle point of said remainder portion of 172.645 acre tract;
- THENCE:** S 66°02'23" E, along and with the common line of said remainder portion of 172.645 acre tract and said 227.283 acre tract, a distance 125.67 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 62°18'33" E, continuing along and with the common line of said remainder portion of 172.645 acre tract and said 227.283 acre tract, at a distance of 395.07 feet passing a found ½" iron rod with a yellow cap marked "Pape-Dawson", and continuing for a total distance of a distance of 457.80 feet to a point in the center line of Leon Creek;

THENCE: Along and with the center line of said Leon Creek and the south line of said 227.283 acre tract, the following bearings and distances

S 69°45'04" W, a distance of 119.51 feet to a point;

S 77°40'05" W, a distance of 145.58 feet to a point;

S 46°34'29" W, a distance of 154.24 feet to a point;

S 37°22'07" W, a distance of 256.12 feet to a point;

S 26°23'08" W, a distance of 149.64 feet to a point;

S 43°02'40" W, a distance of 309.29 feet to a point;

S 38°34'09" W, a distance of 165.73 feet to a point;

S 52°50'53" W, a distance of 376.41 feet to a point;

S 70°17'57" W, a distance of 262.50 feet to a point;

S 64°52'53" W, a distance of 107.90 feet to a point;

S 31°19'29" W, a distance of 99.41 feet to a point;

S 52°00'51" W, a distance of 57.31 feet to a point;

S 07°33'44" W, a distance of 56.86 feet to a point;

S 15°53'15" E, a distance of 44.95 feet to a point;

S 51°08'38" E, a distance of 94.57 feet to a point;

S 08°43'53" E, a distance of 75.56 feet to a point;

S 42°51'07" E, a distance of 48.48 feet to a point;

S 04°43'20" E, a distance of 100.81 feet to a point;

S 22°01'17" W, a distance of 69.47 feet to a point;

S 31°00'20" W, a distance of 115.45 feet to a point;

S 38°24'19" W, a distance of 206.17 feet to a point;

S 85°21'28" W, a distance of 155.31 feet to a point;

N 53°37'41" W, a distance of 65.54 feet to a point;

N 41°31'21" W, a distance of 264.10 feet to a point;

N 51°07'45" W, a distance of 171.98 feet to a point;

N 46°01'56" W, a distance of 379.86 feet to a point;

N 47°26'12" W, a distance of 306.39 feet to a point;

N 54°12'33" W, a distance of 143.68 feet to a point;
N 53°44'26" W, a distance of 147.73 feet to a point;
N 26°26'54" W, a distance of 240.59 feet to a point;
N 43°43'13" W, a distance of 106.05 feet to a point;
N 08°35'25" W, a distance of 138.79 feet to a point;
N 03°12'34" E, a distance of 283.52 feet to a point;
N 12°40'56" W, a distance of 94.97 feet to a point;
N 34°38'01" W, a distance of 78.44 feet to a point;
N 38°14'55" W, a distance of 116.09 feet to a point;
N 37°32'48" W, a distance of 123.24 feet to a point;
N 19°21'22" W, a distance of 122.51 feet to a point;
N 10°09'00" W, a distance of 103.34 feet to a point on the east right-of-way line of Palo Alto Road, Highway 16, a 230-foot wide public right-of-way;

THENCE: Along and with the east right-of-way line of said Palo Alto Road, the following bearings and distances:

N 49°48'05" E, a distance of 1662.46 feet to a point from which a found TxDOT monument (Type I), bears S 55°05'50" W, a distance of 0.59 feet;

Northeasterly, along a tangent curve to the left, said curve with a radius of 2979.93 feet, a central angle of 41°14'00", a chord bearing and distance of N 29°11'05" E, 2098.55 feet, for an arch length of 2144.53 feet to a point from which a found TxDOT monument (Type I), bears S 24°43'53" W, a distance of 0.44 feet;

THENCE: N 08°34'05" E, a distance of 824.80 feet to a point at the south end of the cutback line at the southeast corner of the intersection of said Palo Alto Road and Zarzamora Road, a 100-foot wide public right-of-way, from which a found TxDOT monument (Type I), bears N 15°10'04" E, a distance of 0.56 feet;

THENCE: N 54°18'35" E, along and with said cutback line, a distance of 87.22 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at the north end of said cutback line;

THENCE: S 79°55'29" E, along and with the south right-of-way line of said Zarzamora Road and the north line of said 227.283 acre tract, a distance of 358.16 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Southeasterly, continuing along and with the south right-of-way line of said Zarzamora Road and the north line of said 227.283 acre tract, along a non-tangent curve to the left, said curve having a radius of 1195.93 feet, a central angle of 14°40'42", a chord bearing and distance of S 87°15'50" E, 305.54 feet, for an arc length of 306.38 feet to found ½" iron rod with a yellow cap marked "Pape-Dawson";

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227.772 Acres
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THENCE: S 79°44'48" E, continuing along and with the south right-of-way line of said Zarzamora Road, the south right-of-way line of said Walsh Road and the north line of said 227.283 acre tract, a distance of 361.78 feet to the POINT OF BEGINNING and containing 227.772 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12804-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 24, 2022
JOB NO. 13148-01
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