

**NOTES:**

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSONSET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
- THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONES: ZONE A, DEFINED AS: "SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD;" TO BASE FLOOD ELEVATIONS DETERMINED AND ZONE X (UNSHADED), DEFINED AS: "OTHER AREAS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN;" AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 480203454, DATED SEPTEMBER 29, 2010 FOR BEAR COUNTY, TEXAS AND UNCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.FEMA.GOV
- ENTIRE TRACT IS ZONED "OL".
- THE SURVEYOR DID NOT RESEARCH THE MINERAL TITLE OF THE SUBJECT PROPERTY OR ANY EXISTING OIL AND GAS LEASES WHICH MAY AFFECT THE USE OF SAID PROPERTY.

**REFERENCES:**

- THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE COMMITMENT LISTED BELOW.
- TITLE COMMITMENT: Q.F. 45CT-48-03011210473-RJ, CHICAGO TITLE INSURANCE COMPANY  
EFFECTIVE DATE: JULY 19, 2021  
DATE ISSUED: JULY 23, 2020
1. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS, WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION):
  2. INTENTIONALLY DELETED.
  3. INTENTIONALLY DELETED.
  4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

- GRANTED TO: BEXAR METROPOLITAN WATER DISTRICT  
PURPOSE: WATER PIPELINE EASEMENT  
RECORDING DATE: DECEMBER 27, 2011  
RECORDING NO.: VOLUME 1584, PAGE 425, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS  
AFFECTS: AS DESCRIBED THEREIN. (APPLIES-SHOWN)
- GRANTED TO: CITY OF SAN ANTONIO  
PURPOSE: 14" ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT  
RECORDING DATE: JUNE 9, 1999  
RECORDING NO.: VOLUME 8003, PAGE 1025, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS  
AFFECTS: AS DESCRIBED THEREIN. (DOCUMENT DESCRIBES ELECTRIC AND GAS ONLY, TELEPHONE AND CABLE TV NOT MENTIONED)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
10. INTEREST IN AND TO ALL COAL, LIGNITE, OIL, GAS AND OTHER MINERAL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED ON FEBRUARY 24, 1946 AT VOLUME 2247, PAGE 287, DEED RECORDS, BEXAR COUNTY, TEXAS. REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS. NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT. THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S). (SEE NOTE 6)
11. 1/3RD OF ALL THE OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS, AND ALL OTHER RIGHTS IN CONNECTION WITH THE SAME ARE EXCEPTED HEREFROM, AS SET FORTH IN INSTRUMENT RECORDED VOLUME 7016, PAGE 265, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. (SEE NOTE 6)

- GRANTED TO: CITY OF SAN ANTONIO  
PURPOSE: SEWER AND RECYCLE WATER EASEMENT  
RECORDING DATE: AUGUST 5, 1999  
RECORDING NO.: VOLUME 8061, PAGE 218, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS  
AFFECTS: AS DESCRIBED THEREIN. (NOT PLOTTABLE-OFF SITE)

**FIELD NOTES**

A 14.182 acre, or 617,747 square feet more or less, tract of land being a portion of that certain called 186,734 acre tract (Site 1) of land situated in the S.C. Craig Survey No. 13 3/4, Abstract No. 1077, County Block 4345, the Clementine Bundick Survey No. 13 1/2, Abstract No. 992, County Block 4325 and the T. A. Cook Survey No. 05 1/2, Abstract No. 1076, County Block 4345, a portion of that certain called 56,862 acre tract (Site 2) of land situated in the S.C. Craig Survey No. 13 3/4, Abstract No. 1077, County Block 4345, the Clementine Bundick Survey No. 13 1/2, Abstract No. 992, County Block 4325, Bexar County, Texas and a portion of the certain called 42,468 acre Save and Except tract of land, called Tract 4, in the Foreclosure Sale Deed recorded in Volume 14682, Pages 763-782, Document No. 20100184337 of the Official Public Records of Bexar County, Texas. Said 14.182 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (NAD83) 1999, from the Texas Coordinate System established for the South Central Zone:

BEGINNING: At a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of State Highway Number 14, a variable width right-way, a southeast corner of a 236.4 acre tract recorded in Volume 8725, Pages 38-51 of the Official Public Records of Real Property of Bexar County, Texas, the northwest corner of said 56,862 acre tract:

N 89°52'13"E, a distance of 456.51 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 49°31'54"E, a distance of 1003.23 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 78°52'25"E, a distance of 370.27 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 03°42'02"E, a distance of 234.71 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", on a north line of a 62,394 acre tract recorded in Volume 17108, Pages 282 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along and with the southwest line of said 236.4 acre tract, the north and northeast lines of said 56,862 acre tract, the following calls and distances:  
N 89°52'13"E, a distance of 456.51 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 49°31'54"E, a distance of 1003.23 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 78°52'25"E, a distance of 370.27 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 03°42'02"E, a distance of 234.71 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dape-Dawson";  
S 47°30'31"W, a distance of 30.89 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 55°09'43"W, a distance of 137.53 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 76°55'53"W, a distance of 224.04 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 87°22'16"W, a distance of 227.88 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 02°16'12"W, a distance of 196.10 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 14°25'32"E, a distance of 24.75 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
S 90°00'00"W, a distance of 133.35 feet to a found 1/2" iron rod, on the east line of a called 42,468 acre tract of land described in Foreclosure Sale Deed recorded in Volume 13882, Page 1351, of the Official Public Records of Bexar County, Texas;

THENCE: Along and with the east line of said 42,468 acre tract of land, the following calls and distances:  
N 00°00'54"W, a distance of 66.30 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099";  
S 89°59'36"W, a distance of 17.48 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099";  
N 00°02'24"W, a distance of 285.60 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of non-tangent curvature;

THENCE: Along with a northeast line of said 42,468 acre tract of land, the following calls and distances:  
Northwesterly, along said non-tangent curve to the right, said curve having a radial bearing of N 51°14'50"E, a radius of 704.00 feet, a central angle of 07°40'09", a chord bearing and distance of N 54°48'16"W, 45.15 feet, for an arc length of 84.22 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of tangency;  
N 31°07'02"W, a distance of 374.12 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of non-tangent curvature;

Northwesterly, along said non-tangent curve to the left, said curve having a radial bearing of S 58°54'51"W, a radius of 41.00 feet, a central angle of 73°59'47", a chord bearing and distance of N 69°41'57"W, 49.38 feet, for an arc length of 52.95 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of tangency;  
S 74°12'32"W, a distance of 89.0 feet passing a northeast line of the aforementioned 186,734 acre tract, the southwest line of said 56,862 acre tract, continuing along and with the northeast line of said 42,468 acre tract, for a total distance of 106.00 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099";

THENCE: N 15°44'01"W, along and with the northeast line of said 42,468 acre Save and Except tract of land, over and across said 186,734 acre tract, at a distance of 35.7 feet passing the southwest line of said 56,862 acre tract, the northeast line of said 186,734 acre tract, continuing along and with the northeast line of said 42,468 acre Save and Except tract of land, over and across said 56,862 acre tract, for a total distance of 147.23 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", the northeast corner of said 42,468 acre Save and Except tract of land;

THENCE: S 74°09'04"W, along and with the north line of said 42,468 acre tract of land, a distance of 96.09 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of non-tangent curvature;

THENCE: Southwesterly, along said non-tangent curve to the left, said curve having a radial bearing of S 15°48'56"E, a radius of 13.00 feet, a central angle of 05°34'11", a chord bearing and distance of S 49°25'58"W, 12.12 feet, for an arc length of 12.61 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of non-tangent reverse curvature;

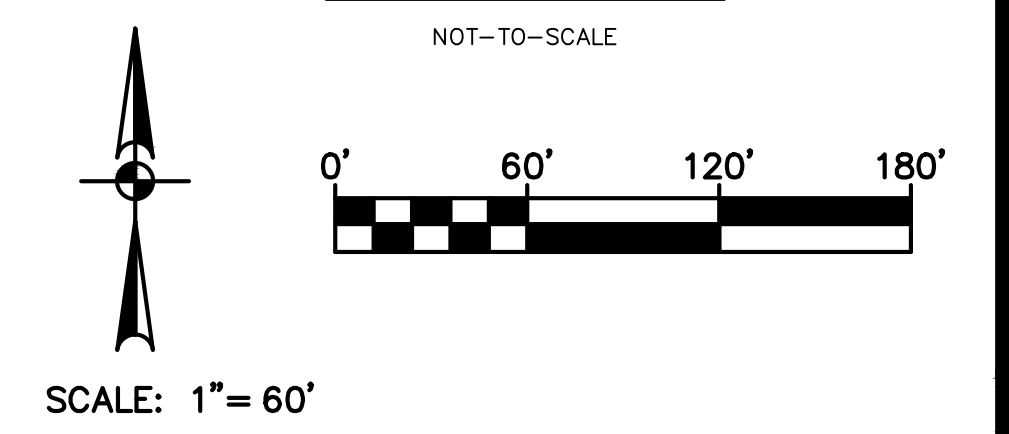
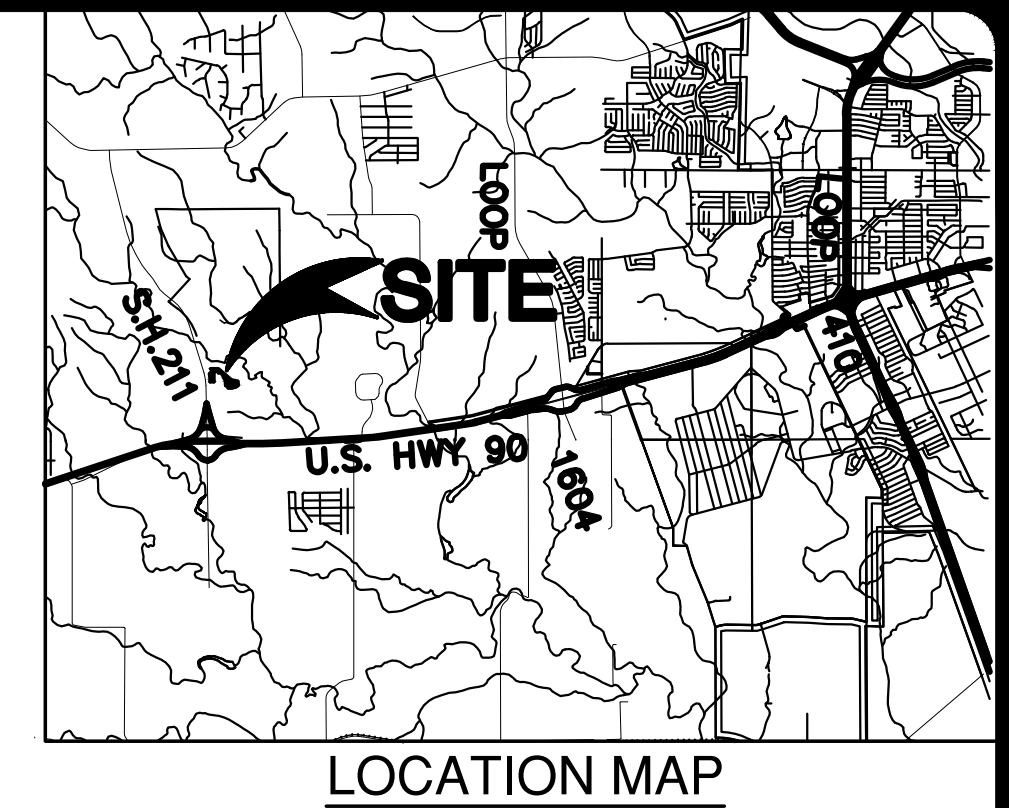
Southwesterly, along said non-tangent curve to the right, said curve having a radial bearing of N 71°20'27"W, a radius of 86.02 feet, a central angle of 101°14'47", a chord bearing and distance of S 69°21'13"W, 132.69 feet, for an arc length of 152.01 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", the northeast corner of said 42,468 acre tract, a point of non-tangency;

THENCE: S 00°00'50"E (S 00°00'23"E by Deed Volume 14682, Pages 763-782, Official Public Records of Bexar County, Texas (Tract 4)), along and with the west line of said 42,468 acre tract of land, a distance of 562.10 feet to a found 1/2" iron rod, on a north line of the aforementioned 509.7 acre tract;

THENCE: S 89°57'01"W, departing the west line of said 42,468 acre tract of land, along and with a north line of said 62,394 acre tract, a distance of 222.64 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of the aforementioned State Highway Number 211, a point of non-tangent curvature;

THENCE: Along and with the east right-of-way line of said State Highway Number 211, the west line of said 186,734 acre tract, the following calls and distances:  
Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 89°28'22"W, a radius of 3114.79 feet, a central angle of 89°28'22", a chord bearing and distance of N 04°52'21"W, 453.48 feet, for an arc length of 463.39 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;  
N 39°21'45"E, a distance of 165.24 feet to a found Texas Department of Transportation highway monument (Type III);  
S 89°53'50"E, a distance of 45.47 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";  
N 00°02'24"W, a distance of 119.54 feet to a found Texas Department of Transportation highway monument (Type III);

THENCE: N 52°18'18"W, a distance of 115.74 feet to the POINT OF BEGINNING and containing 14.182 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under Job Number 0078-13 by Pape-Dawson Engineers, Inc.



**SYMBOL LEGEND**

⊖	EBOX ELECTRIC BOX
⊖	EM ELECTRIC METER
⊖	ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
⊖	SANITARY SEWER MANHOLE
⊖	LV UNKNOWN VALUE
⊖	UP UTILITY POLE
⊖	UTILITY POLE W/ TRANSFORMER

**LINE LEGEND**

---	BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	SEWER LINE
---	ADJONER LINE
---	BARRIED WIRE FENCE
---	OVERHEAD ELECTRIC

**LEGEND**

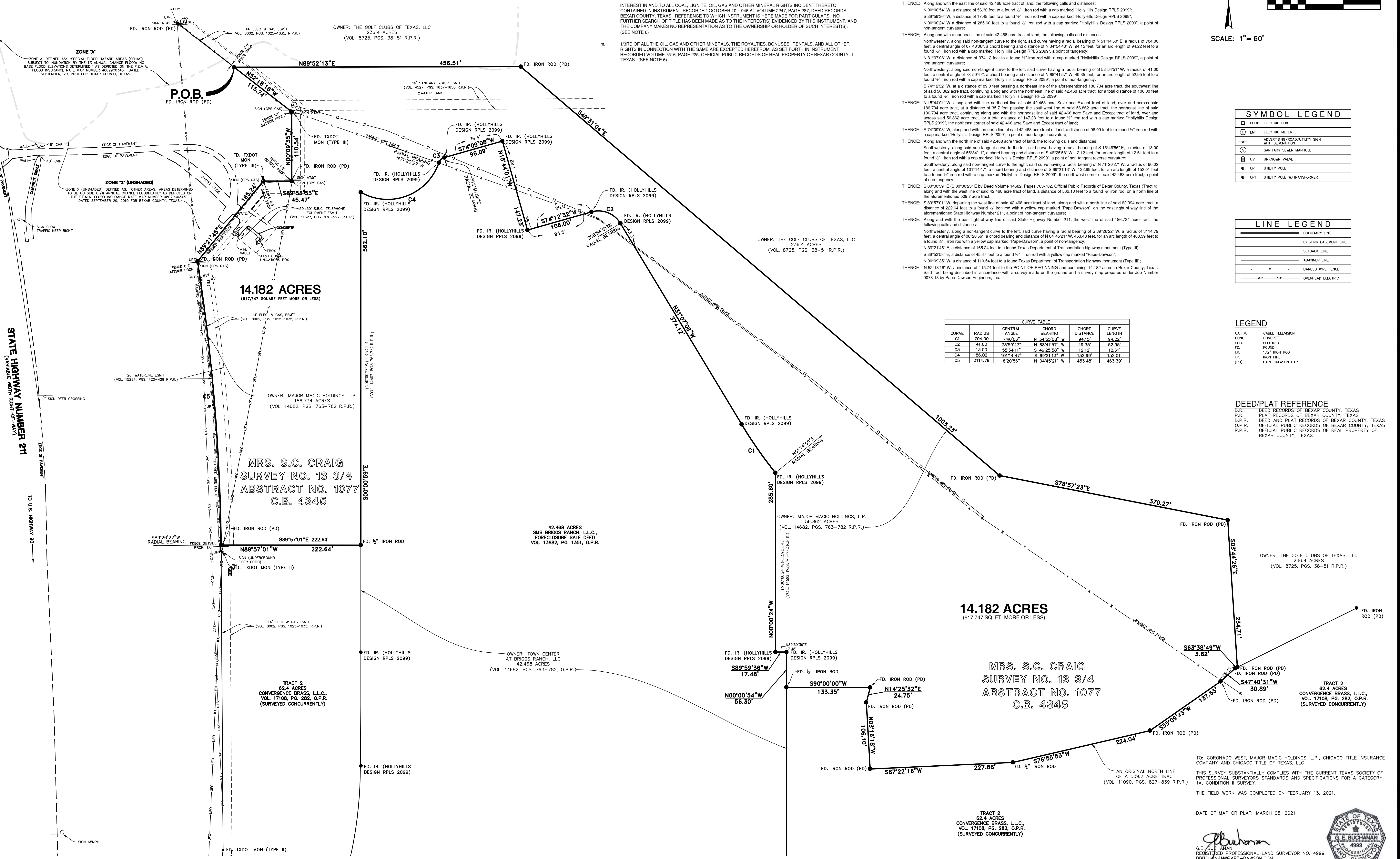
CA 1.V	CABLE TELEVISION CONC.
CONC.	CONCRETE
ELEC.	ELECTRIC
FD	FOUND
IR	1/2" IRON ROD
IP	IRON PIPE
(PD)	PAPE-DAWSON CAP

**DEED/PLAT REFERENCE**

D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
P.R.	PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	174.00	74°07'09"	N 34°50'08" W	84.22'	84.22'
C2	41.00	73°59'47"	N 69°41'57" W	49.38'	52.95'
C3	13.00	55°34'11"	S 49°25'58" W	12.12'	12.61'
C4	86.02	101°14'47"	S 69°21'13" W	132.69'	152.01'
C5	3114.79	89°28'22"	N 04°52'21" W	453.48'	463.39'



Date: Mar. 29, 2021, 1:18 PM -- User: G. Edwards  
 Project: CATEGORY 1A LAND TITLE SURVEY  
 Drawing: CAT1A-12381-001-14.182 ACRES (2381-00-85-14.182 ACRES)

NO.	REVISION	DATE
1	REVISION	03-02-21
2	REVISION	03-29-21
3	REVISION	08-04-21

NO.	REVISION	DATE
1	REVISION	03-02-21
2	REVISION	03-29-21
3	REVISION	08-04-21

**Pape-Dawson ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 WY LOOP 410 | SAN ANTONIO, TEXAS 78213 | 210.375.9000  
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100800

**CATEGORY 1A LAND TITLE SURVEY**

A 14.182 ACRE, OR 617,747 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 186,734 ACRE TRACT (SITE 1) OF LAND SITUATE IN THE S.C. CRAIG SURVEY NO. 13 3/4, ABSTRACT NO. 1077, COUNTY BLOCK 4345, THE CLEMENTINE BUNDICK SURVEY NO. 13 1/2, ABSTRACT NO. 992, COUNTY BLOCK 4325, BEXAR COUNTY, TEXAS AND A PORTION OF THE CERTAIN CALLED 56,862 ACRE TRACT (SITE 2) OF LAND SITUATE IN THE S.C. CRAIG SURVEY NO. 13 3/4, ABSTRACT NO. 1077, COUNTY BLOCK 4345, THE CLEMENTINE BUNDICK SURVEY NO. 13 1/2, ABSTRACT NO. 992, COUNTY BLOCK 4325, BEXAR COUNTY, TEXAS AND A PORTION OF THE CERTAIN CALLED 42,468 ACRE TRACT (SITE 3) OF LAND SITUATE IN THE FORECLOSURE SALE DEED RECORDED IN VOLUME 14682, PAGES 763-782, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

TO: CORONADO WEST, MAJOR MAGIC HOLDINGS, L.P., CHICAGO TITLE INSURANCE COMPANY AND CHICAGO TITLE OF TEXAS, LLC  
 THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.  
 THE FIELD WORK WAS COMPLETED ON FEBRUARY 13, 2021.  
 DATE OF MAP OR PLAT: MARCH 05, 2021.

**JOB NO. 12361-00**

DATE: MARCH 2021  
 CHECKED: GED DRAWN: MR  
 CIVIL JOB NO.:  
 REFERENCE: 9078-13  
 SHEET 1 OF 1



FIELD NOTES

FOR

A 14.182 acre, or 617,747 square feet more or less, tract of land being a portion of that certain called 186.734 acre tract ( Site 1) of land situated in the S.C. Craig Survey No. 13 <sup>3</sup>/<sub>4</sub>, Abstract No. 1077, County Block 4345, the Clementine Bundick Survey No. 13 <sup>1</sup>/<sub>2</sub>, Abstract No. 992, County Block 4325 and the T. A. Cook Survey No. 65 <sup>1</sup>/<sub>4</sub>, Abstract No. 1076, County Block 4342, Bexar County, Texas, a portion of that certain called 56.862 acre tract ( Site 2) of land situate in the S.C. Craig Survey No. 13 <sup>3</sup>/<sub>4</sub>, Abstract No. 1077, County Block 4345, the Clementine Bundick Survey No. 13 <sup>1</sup>/<sub>2</sub>, Abstract No. 992, County Block 4325, Bexar County, Texas and a portion of the certain called 42.468 acre Save and Except tract of land, called Tract 4, in the Foreclosure Sale Deed recorded in Volume 14682, Pages 763-782, Document No. 20100184337 of the Official Public Records of Bexar County, Texas. Said 14.182 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At a found <sup>1</sup>/<sub>2</sub>" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of State Highway Number 211, a variable width right-of-way, a southwest corner of a 236.4 acre tract recorded in Volume 8725, Pages 38-51 of the Official Public Records of Real Property of Bexar County, Texas, the northwest corner of said 56.862 acre tract;

**THENCE:** Along and with the southwest line of said 236.4 acre tract, the north and northeast lines of said 56.862 acre tract, the following calls and distances:

N 89°52'13" E, a distance of 456.51 feet to a found <sup>1</sup>/<sub>2</sub>" iron rod with a yellow cap marked "Pape-Dawson";

S 49°31'04" E, a distance of 1003.23 feet to a found <sup>1</sup>/<sub>2</sub>" iron rod with a yellow cap marked "Pape-Dawson";

S 78°57'23" E, a distance of 370.27 feet to a found <sup>1</sup>/<sub>2</sub>" iron rod with a yellow cap marked "Pape-Dawson";

S 03°44'26" E, a distance of 234.71 feet to a found <sup>1</sup>/<sub>2</sub>" iron rod with a yellow cap marked "Pape-Dawson", on a north line of a 62.394 acre tract recorded in Volume 17108, Pages 282 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** Along and with a north line of said 62.394 acre tract, the following calls and distances:

S 63°38'49" W, a distance of 3.82 feet to a found <sup>1</sup>/<sub>2</sub>" iron rod with a yellow cap marked "Pape-Dawson";

S 47°30'31" W, a distance of 30.89 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 55°09'43" W, a distance of 137.53 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 76°55'53" W, a distance of 224.04 feet to a found 1/2" iron rod;

S 87°22'16" W, a distance of 227.88 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 03°16'18" W, a distance of 106.10 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 14°25'32" E, a distance of 24.75 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 90°00'00" W, a distance of 133.35 feet to a found 1/2" iron rod, on the east line of a called 42.468 acre tract of land described in Foreclosure Sale Deed recorded in Volume 13882, Page 1351, of the Official Public Records of Bexar County, Texas;

THENCE: Along and with the east line of said 42.468 acre tract of land, the following calls and distances:

N 00°00'54" W, a distance of 56.30 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099";

S 89°59'36" W, a distance of 17.48 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099";

N 00°00'24" W a distance of 285.60 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of non-tangent curvature;

THENCE; Along and with a northeast line of said 42.468 acre tract of land, the following calls and distances:

Northwesterly, along said non-tangent curve to the right, said curve having a radial bearing of N 51°14'50" E, a radius of 704.00 feet, a central angle of 07°40'06", a chord bearing and distance of N 34°54'48" W, 94.15 feet, for an arc length of 94.22 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of tangency;

N 31°07'08" W, a distance of 374.12 feet to a found 1/2" iron rod with a cap marked "HollyHills Design RPLS 2099", a point of non-tangent curvature;

Northwesterly, along said non-tangent curve to the left, said curve having a radial bearing of S 58°54'51" W, a radius of 41.00 feet, a central angle of 73°59'47", a chord bearing and distance of N 68°41'57" W, 49.35 feet, for an arc length of 52.95 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099", a point of non-tangency;

S 74°12'32" W, at a distance of 89.0 feet passing a northeast line of the aforementioned 186.734 acre tract, the southwest line of said 56.862 acre tract, continuing along and with the northeast line of said 42.468 acre tract, for a total distance of 106.00 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099";

THENCE: N 15°44'01" W, along and with the northeast line of said 42.468 acre Save and Except tract of land, over and across said 186.734 acre tract, at a distance of 35.7 feet passing the southwest line of said 56.862 acre tract, the northeast line of said 186.734 acre tract, continuing along and with the northeast line of said 42.468 acre Save and Except tract of land, over and across said 56.862 acre tract, for a total distance of 147.23 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099", the northeast corner of said 42.468 acre Save and Except tract of land;

THENCE: S 74°09'08" W, along and with the north line of said 42.468 acre tract of land, a distance of 96.09 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099", a point of non-tangent curvature;

THENCE: Along and with the north line of said 42.468 acre tract of land, the following calls and distances:

Southwesterly, along said non-tangent curve to the left, said curve having a radial bearing of S 15°46'56" E, a radius of 13.00 feet, a central angle of 55°34'11", a chord bearing and distance of S 46°25'58" W, 12.12 feet, for an arc length of 12.61 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099", a point of non-tangent reverse curvature;

Southwesterly, along said non-tangent curve to the right, said curve having a radial bearing of N 71°20'27" W, a radius of 86.02 feet, a central angle of 101°14'47", a chord bearing and distance of S 69°21'13" W, 132.99 feet, for an arc length of 152.01 feet to a found ½" iron rod with a cap marked "Hollyhills Design RPLS 2099", the northwest corner of said 42.468 acre tract, a point of non-tangency;

THENCE: S 00°00'59" E (S 00°00'23" E by Deed Volume 14682, Pages 763-782, Official Public Records of Bexar County, Texas (Tract 4), along and with the west line of said 42.468 acre tract of land, a distance of 562.10 feet to a found ½" iron rod, on a north line of the aforementioned 509.7 acre tract;

THENCE: S 89°57'01" W, departing the west line of said 42.468 acre tract of land, along and with a north line of said 62.394 acre tract, a distance of 222.64 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", on the east right-of-way line of the aforementioned State Highway Number 211, a point of non-tangent curvature;

THENCE: Along and with the east right-of-way line of said State Highway Number 211, the west line of said 186.734 acre tract, the following calls and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 89°26'22" W, a radius of 3114.79 feet, a central angle of 08°20'56", a chord bearing and distance of N 04°45'21" W, 453.48 feet, for an arc length of 463.39 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", a point of non-tangency;

N 39°21'45" E, a distance of 165.24 feet to a found Texas Department of Transportation highway monument (Type III);

S 89°53'53" E, a distance of 45.47 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 00°09'35" W, a distance of 110.54 feet to a found Texas Department of Transportation highway monument (Type III);

THENCE: N 52°18'18" W, a distance of 115.74 feet to the POINT OF BEGINNING and containing 14.182 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under Job Number 9078-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: March 03, 2021  
REVISED: March 29, 2021  
REVISED: August 4, 2021  
JOB No.: 12361-00  
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