

METES AND BOUNDS
DESCRIPTION OF A
0.0275 ACRE TRACT OF LAND

A Metes and Bounds description of a 0.0275 acre (1,200 square feet) tract of land situated in the Caledonio Cadena Survey Number 422, Abstract Number 186, New City Block 14866, City of San Antonio, Bexar County, Texas; being a portion of that certain Lot 41, Block 22 of Sonoma Ranch Unit 4-B Subdivision, plat of which is recorded in Volume 9571, Page 110 of the Bexar County Deed and Plat Records; being the same Lot 41 described in instrument to SR Homeowner's Association, Inc. recorded in Volume 13235, Page 2008 of the Bexar County Real Property Records; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found situated in the northerly right-of-way line of Pueblo Pintado (50' wide private street) and marking the southeast corner of Lot 7, Block 20 of Sonoma Ranch Unit 4-A Subdivision, plat of which is recorded in Volume 9564, Page 208 of the Bexar County Deed and Plat Records, and marking the southwest corner of Lot 43, Block 22 of aforesaid Sonoma Ranch Unit 4-B;

THENCE, North 00°42'52" West, 200.00 feet along the common line of said Lots 43 and 7 to a point marking the northeast corner of Lot 7;

THENCE, over-and-across said Lot 41 and along the westerly line of a proposed 0.3140 acre right-of-way for ingress/egress and utilities the following two (2) courses and distances:
1. North 59°50'52" West, 52.43 feet to a point for corner;
2. North 00°42'52" West, 79.69 feet to a “P-K” nail (with shiner stamped “JONES CARTER”) set for the southwest corner of the proposed leased premises and the POINT OF BEGINNING;

THENCE, North 00°42'52" West, 40.00 feet to a “P-K” nail (with shiner stamped “JONES CARTER”) set for the northwest corner of the proposed leased premises

THENCE, North 89°17'08" East, 30.00 feet to a 1/2-inch iron rod (with cap stamped “JONES CARTER”) set for the northeast corner of the proposed leased premises

THENCE, South 00°42'52" East, 40.00 feet to a “P-K” nail (with shiner stamped “JONES CARTER”) set for the southeast corner of the proposed leased premises

THENCE, South 89°17'08" West, 30.00 feet to the POINT OF BEGINNING, containing 0.0275 acre of land in Bexar County, Texas as shown on Drawing No. 14188 filed under Job No. 01946-0592-00 in the office of JONES|CARTER, San Antonio, Texas.

METES AND BOUNDS
DESCRIPTION OF A
0.0452 ACRE TRACT OF LAND

A Metes and Bounds description of a 0.0452 acre (1,970 square feet) tract of land situated in the Caledonio Cadena Survey Number 422, Abstract Number 186, New City Block 14866, City of San Antonio, Bexar County, Texas; being a portion of that certain Lot 43, Block 22 of Sonoma Ranch Unit 4-B Subdivision, plat of which is recorded in Volume 9571, Page 110 of the Bexar County Deed and Plat Records; being the same Lot 43 described in instrument to SR Homeowner's Association, Inc. recorded in Volume 13235, Page 2008 of the Bexar County Real Property Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found situated in the northerly right-of-way line of Pueblo Pintado (50' wide private street) and marking the southeast corner of Lot 7, Block 20 of Sonoma Ranch Unit 4-A Subdivision, plat of which is recorded in Volume 9564, Page 208 of the Bexar County Deed and Plat Records, and marking the southwest corner of said Lot 43;

THENCE, North 00°42'52" West, 200.00 feet along the common line of said Lots 43 and 7 to a point marking the northeast corner of Lot 7;

THENCE, over-and-across said Lot 43 the following two (2) courses and distances:
1. South 59°50'52" East, 11.65 feet to a point for corner;
2. South 00°42'52" East, 194.02 feet to a point for corner situated in the aforesaid northerly right-of-way line of Pueblo Pintado;

THENCE, South 89°17'08" West, 10.00 feet along said northerly right-of-way line of Pueblo Pintado to the POINT OF BEGINNING, containing 0.0452 acre of land in Bexar County, Texas as shown on Drawing No. 14188 filed under Job No. 01946-0592-00 in the office of JONES|CARTER, San Antonio, Texas.

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METES AND BOUNDS
DESCRIPTION OF A
0.3027 ACRE TRACT OF LAND

A Metes and Bounds description of a 0.3027 acre (13,187 square feet) tract of land situated in the Caledonio Cadena Survey Number 422, Abstract Number 186, New City Block 14866, City of San Antonio, Bexar County, Texas; being a portion of those certain Lots 41 and 43, Block 22 of Sonoma Ranch Unit 4-B Subdivision, plat of which is recorded in Volume 9571, Page 110 of the Bexar County Deed and Plat Records; being the same Lots 41 and 43 described in instrument to SR Homeowner's Association, Inc. recorded in Volume 13235, Page 2008 of the Bexar County Real Property Records; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found situated in the northerly right-of-way line of Pueblo Pintado (50' wide private street) and marking the southeast corner of Lot 7, Block 20 of Sonoma Ranch Unit 4-A Subdivision, plat of which is recorded in Volume 9564, Page 208 of the Bexar County Deed and Plat Records, and marking the southwest corner of said Lot 43;

THENCE, North 89°17'08" East, 35.00 feet along said northerly right-of-way line of Pueblo Pintado to a calculated point for the POINT OF BEGINNING;

THENCE, over-and-across said Lots 41 and 43 the following eight (8) courses and distances:
1. North 00°42'52" West, 179.08 feet to a point for corner;
2. North 59°50'52" West, at 40.78 feet passing a point for the northeast corner of said Lot 7, continuing for a total distance of 93.20 feet to a point for corner;
3. North 00°42'52" West, 79.69 feet to a “P-K” nail (with shiner stamped “JONES CARTER”) set for the southwest corner of the proposed leased premises;
4. North 89°17'08" East, 30.00 feet to a “P-K” nail (with shiner stamped “JONES CARTER”) set for the southeast corner of the proposed leased premises;
5. South 56°04'47" East, 46.25 feet to a point for corner;
6. South 00°42'52" East, 44.21 feet to a point for corner;
7. South 47°04'37" East, 57.96 feet to a point for corner;
8. South 00°42'52" East, 195.72 feet to a point for corner situated in the aforesaid northerly right-of-way line of Pueblo Pintado;

THENCE, along said northerly right-of-way line of Pueblo Pintado the following two (2) courses and distances:
1. southwesterly, along the arc of a curve to the right having a radius of 675.00 feet, a central angle of 01°56'15", a long chord bearing of South 88°19'54" West, 22.82 feet, and a total arc length of 22.82 feet to a point of tangency;
2. South 89°17'08" West, 7.18 feet to the POINT OF BEGINNING, containing 0.3027 acre of land in Bexar County, Texas as shown on Drawing No. 14188 filed under Job No. 01946-0592-00 in the office of JONES|CARTER, San Antonio, Texas.

LAND TITLE SURVEY
OF THE
KYLE SEALE PKWY REPL SITE
PROJECT NO. 20191976619
LOCATION CODE 533809
ADDRESS: OFF PUEBLO PINTADO,
HELOTES, TX 78023
BEING
0.0275 ACRES
OUT OF
LOTS 41 & 43, BLOCK 22
SONOMA RANCH UNIT 4-B
BEXAR COUNTY, TEXAS
APRIL 2020

