

A METES AND BOUNDS  
DESCRIPTION OF A  
112.350 ACRE TRACT OF LAND

PA2020-11600081  
Z2020-10700278

BEING a 112.350 acre (4,893,960 square feet) tract of land situated in the Herman Sparks Survey No. 71, Abstract No. 707 and in New County Block Number 16588, City of San Antonio, Bexar County, Texas; and being portion of a called 78.847 acre tract, a called 8.765 acre tract, and a called 38.116 acre tract described in instrument to Babcock Road 165, Ltd. in Document No. 20160249009 of the Official Public Records of Bexar County; and being more particularly described as follows:

**BEGINNING** at a concrete monument at the intersection of the northeasterly right-of-way line of Loop 1604 (variable width public right-of-way) and the northwesterly right-of-way line of the Union Pacific Railroad (variable width right-of-way) and marking the south corner of the herein described tract;

**THENCE**, along the northeasterly right-of-way line of said Loop 1604 the following seven (7) courses and distances:

1. North 36°10'05" West, 1120.33 feet to a TXDOT concrete monument found for corner;
2. North 35°31'10" West, 100.24 feet to a TXDOT concrete monument found for corner;
3. North 31°30'55" West, 611.05 feet to a TXDOT concrete monument found for corner;
4. North 29°15'13" West, 175.81 feet to a TXDOT concrete monument found for corner;
5. North 31°32'08" West, 310.03 feet to a TXDOT concrete monument found for corner;
6. North 24°54'17" West, 251.25 feet to a TXDOT concrete monument found for corner;
7. North 30°36'55" West, 365.80 feet to a point marking the southwest corner of a called 28.36 acre tract described in instrument to HEB Grocery Company, LP in Document No. 201000230901 of the Official Public Records of Bexar County and marking the western-most corner of the herein described tract;

**THENCE**, along the southeasterly and northeasterly boundary of said 28.36 acre tract, the following two (2) courses and distances:

1. North 59°57'25" East, 1349.01 feet to a 1/2 inch iron rod (with plastic cap stamped "Paper Dawson") found for corner;
2. North 29°57'11" West, 912.46 feet to a point for corner on the southeasterly right-of-way line of Nacogdoches Road (also known as FM 2252, 120 foot minimum width public right-of-way);

**THENCE**, along the southeasterly right-of-way line of said Nacogdoches Road the following five (5) courses and distances:

1. North 60°00'49" East, 159.60 feet to a 1/2 inch iron rod found (with plastic cap stamped "Matkin-Hoover" for corner);
2. North 65°39'21" East, 198.42 feet to a point for corner;
3. North 60°13'54" East, 239.40 feet to a point for corner;
4. North 80°02'11" East, 17.16 feet to a point for corner;
5. South 72°53'53" East, 27.81 feet to a 1/2 inch iron rod found for corner on the southwesterly boundary line of a called 5.328 acre tract described in instrument to STMR Inc. in Document No. 20160164789 of the Official Public Records of Bexar County;

**THENCE**, South 34°28'03" East, 426.39 feet along the southwesterly boundary line of said 5.238 acre tract to a point for corner;

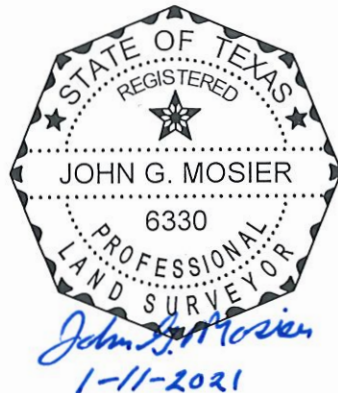
**THENCE**, crossing aforesaid 38.116 acre tract, 8.765 acre tract, and 78.847 acre tract the following four (4) courses and distances:

1. South 58°54'40" West, 561.87 feet to a point for corner;
2. South 30°05'38" East, 1744.81 feet to a point for corner;
3. North 59°54'14" East, 661.93 feet to a point for corner;
4. South 30°03'02" East, 1069.67 feet to a point for corner on the northwesterly right-of-way line of aforesaid Union Pacific Railroad;

**THENCE** along the northwesterly right-of-way line of said railroad the following six (6) courses and distances:

1. South 49°04'24" West, 529.03 feet to a 1/2 inch iron rod (with plastic cap stamped "MDS") found for corner;
  2. North 40°57'13" West, 10.46 feet to a 1/2 inch iron rod found for corner;
  3. South 48°47'25" West, 456.33 feet to a 5/8 inch iron rod found for corner;
  4. in a southwesterly direction, along a non-tangent curve to the left, a central angle of 3°55'05", a radius of 2024.43 feet, a chord bearing and distance of South 46°54'42" West, 138.41 feet, and a total arc length of 138.44 feet to a 1/2 inch iron rod (with plastic cap stamped "MDS") found for corner;
  5. North 45°14'49" West, 79.32 feet to a point of for corner;
  6. in a southwesterly direction, along a non-tangent curve to the left, a central angle of 26°09'57", a radius of 2104.43 feet, a chord bearing and distance of South 34°29'53" West, 952.72 feet, and a total arc length of 961.05 feet to the **POINT OF BEGINNING** and containing 112.350 acres of land in Bexar County, Texas.
- The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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**EXHIBIT OF A  
13.379 ACRE TRACT  
HERMAN SPARKS SURVEY NO. 71,  
ABSTRACT 707, N.C.B. 16588, CITY  
OF SAN ANTONIO, BEXAR COUNTY,  
TEXAS**

**Kimley»Horn**

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| Scale | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A   | JAB      | JGM        | 1/11/2021 | 068715001   | 1 OF 2    |