

**DESCRIPTION FOR  
A 59.925 ACRE TRACT**

A **59.925 acre** tract of land situate in the Angel Navarro Survey No. 5, Abstract No. 12, County Block 4295, Bexar County, Texas, said 59.925 acres being out of the TMM Investments, Ltd. called 306.391 acre tract of land recorded in Volume 14039, Page 153, Official Public Records of Bexar County, Texas, (OPR), more apparently described in Volume 6952, Page 188, Deed Records of Bexar County, Texas (DR), said 59.925 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" iron rod with a plastic cap stamped "CEC", for the northeast corner of this tract, an interior corner of Lot 1, Block 2, of the SWIDS Legacy Subdivision, recorded in Volume 9696, Pages 82-85, Deed and Plat Records of Bexar County, Texas (DPR), from which a found 1/2" iron rod, for the southeast corner of a called 33.4226 acre tract of lands conveyed to A.F. and P.A. Reeh Living Trust recorded in Volume 8614, Page 205 OPR, bears N 09° 07' 59" E, a distance of 60.10', for reference;

**THENCE**, through the interior of said 306.391 acre tract, **along a curve to the left or concave to the southeast**, having a length along the **arc of 1,454.75 feet**, a **radius of 15,840.00 feet**, a **central angle of 5° 15' 43"**, and a **chord bearing and distance of S 28° 13' 32" W for 1,454.24 feet** to a point for the southeast corner of this tract, on the northern right-of-way of Verano Pkwy of said SWIDS Legacy Subdivision;

**THENCE, N 80° 51' 58" W**, along the southern boundary of this tract, the northern right-of-way of Verano Pkwy, a of distance of **358.50 feet** to a found 1/2" iron with plastic cap stamped "CEC" for an angle point of this tract, the northern right-of-way of Watson Road (a variable width right-of-way) conveyed unto Bexar County, Texas, recorded in Document No.20190225976, OPR;

**THENCE**, along the southern boundary of this tract, the northern right-of-way of Watson Road the following courses and distances:

1. **N 80° 51' 23" W**, a distance of **223.66 feet** to a found 1/2" iron rod with plastic cap stamped "CEC", for an interior corner of this tract, an exterior corner of the right-of-way of Watson Road;
2. **S 09° 24' 56" W**, a distance of **23.37 feet** to a found 1/2" iron rod with plastic cap stamped "CEC", for an exterior corner of this tract, an interior corner of the right-of-way of Watson Road;
3. **N 81° 28' 49"W**, a distance of **320.93 feet** to a found 1/2" iron rod, for an angle point of this tract and the right-of-way of Watson Road;
4. **N 80° 29' 18"W**, a distance of **751.87 feet** to a set KFW for the southwest corner of this tract, from which a found 1/2" iron with plastic cap stamped "CEC" on the northern right-of-way of Watson Road, bears N 80° 29'18" W, a distance of 542.39 feet at a point of curvature of said right-of-way of Watson Road, for reference;

**THENCE, N 09° 31' 06" E**, through the interior of the remainder of said 306.391 acre tract, a distance of **1,401.26 feet** to a found 1/2" iron rod with plastic cap stamped "MBC" for the northwest corner of this tract, from which a found 1/2" iron rod with plastic cap stamped "CEC", for an exterior corner of said 306.391 acre tract bears N 80°43'36" W, a distance of 773.14 feet, for reference;

**THENCE, S 80° 43' 36" E**, along the northern boundary of this tract, a southern boundary of said Lot 1, Block 2, a distance of **2,121.31 feet** to **POINT OF BEGINNING**.

**CONTAINING: 59.925 acres**, Bexar County, Texas, and being described in accordance with a boundary exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane Central Zone.

Job No.: 20-005  
Prepared by: KFW Surveying  
Date: October 8, 2020  
File: S:\Draw 2020\20-005 Somerset and Watson KB Homes\DOCS



*Douglas A. Kramer*  
10-08-2020

Z2020-10700239



**DESCRIPTION FOR  
A 7.873 ACRE TRACT**

A **7.873 acre** tract of land situate in the Angel Navarro Survey No. 5, Abstract No. 12, County Block 4295, Bexar County, Texas, said 7.873 acres being out of the TMM Investments, Ltd. called 306.391 acre tract of land recorded in Volume 14039, Page 153, Official Public Records of Bexar County, Texas, (OPR), more apparently described in Volume 6952, Page 188, Deed Records of Bexar County, Texas (DR), said 7.873 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" iron rod with a plastic cap stamped "CEC", for the north corner of this tract, an interior corner of Lot 1, Block 2, of the SWISD Legacy Subdivision, recorded in Volume 9696, Pages 82-85, Deed and Plat Records of Bexar County, Texas (DPR), from which a found 1/2" iron rod, for the southeast corner of a called 33.4226 acre tract of lands conveyed to A.F. and P.A. Reeh Living Trust recorded in Volume 8614, Page 205 OPR, bears N 09° 07' 59" E, a distance of 60.10', for reference;

**THENCE, S 09° 08' 22" W**, along the eastern boundary of this tract, a western boundary of said Lot 1, Block 2, a distance of **1,374.25 feet** to a found 1/2" iron with plastic cap stamped "CEC" for the southeast corner of this tract, the southwest corner of said Lot 1, Block 2, on the northern right-of-way of Verano Pkwy as recorded in said SWISD Legacy Subdivision;

**THENCE, N 80° 51' 58" W**, along the southern boundary of this tract, the northern right-of-way of Verano Pkwy, a of distance of **475.52 feet** to a point for the southwest corner of this tract;

**THENCE**, through the interior of said 306.391 acre tract, **along a curve to the right, concave to the southeast**, having a length along the **arc of 1,454.75 feet**, a **radius of 15,840.00 feet**, a **central angle of 5° 15' 43"**, and a **chord bearing and distance of N 28° 13' 32" E for 1,454.24 feet** to the **POINT OF BEGINNING**.

**CONTAINING: 7.873 acres**, Bexar County, Texas, and being described in accordance with a boundary exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane Central Zone.

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