

METES AND BOUNDS DESCRIPTION
4.0908 ACRES LOCATED IN N.C.B. 11493
FEE SIMPLE
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 4.0908-acre (178,194 square feet) tract of land located in N.C.B. 11493, City of San Antonio, Bexar County, Texas and being a portion of that certain parcel of land designated as Callaghan Road (60' width) being owned and maintained by the City of San Antonio, Bexar County, Texas; said 4.0908-acre tract being more particularly described as follows (all bearings being referenced to the Texas State Plane Coordinate System, South Central Zone, NAD83/93 adjustment):

BEGINNING at a found 1/2" iron rod for the common corner of that certain 5.0-acre tract conveyed to the Southwest Research Institute as described by Deed in Volume 16263, Page 687 of the Official Public Records of Real Property, Bexar County, Texas and that certain 9.070-acre tract conveyed to Southwest Research Institute as described by deed in Volume 12473, Page 827 of the Official Public Records of Real Property, Bexar County, Texas, said iron rod also being in the existing east right-of-way of the aforementioned Callaghan Road, and having grid coordinates of Y=13708413.51 and X=2094981.86;

THENCE, continuing in a southerly direction along the common line of the aforementioned 5.0-acre tract and Callaghan Road, South 00°15'30" East, a distance of 46.21 feet to the beginning of a tangent curve to the left, for a corner of the herein described tract;

THENCE, continuing along said curve to the left and the aforementioned common line, at an arc length of 285.56 feet, pass the common corner of the aforementioned 5.0-acre tract, the existing east right-of-way of Callaghan Road, and the northwest corner of that certain 4.390-acre tract conveyed to Southwest Research Institute as described in Volume 12473, Page 816 of the Official Public Records of Real Property, Bexar County, Texas, and continuing a total arc length of 701.26 feet, with a radius of 439.25 feet, through a central angle of 91°28'23" and a chord bearing and distance of South 45°59'41" East, 629.12 feet to a point of reverse curvature, for a corner of the herein described tract;

THENCE, continuing along said common line of the aforementioned Southwest Research tract and the east right-of-way of Callaghan Road and the south line of a tract of land apparently owned by Southwest Research (though no deed or instrument of conveyance has been located), through said reverse curve to the right, an arc length of 290.89 feet, with a radius of 506.56 feet, through a central angle of 32°54'08" and a chord bearing and distance of South 75°16'49" East, 286.91 feet to a point on the west right-of-way of that certain tract designated New Callaghan Road as described in Volume 5300, Page 228 of the Deed and Plat Records, Bexar County, Texas, and a point of reverse curvature, for a corner of the herein described tract;

THENCE, continuing along said west right-of-way line of New Callaghan Road, through said reverse curve to the left, an arc length of 128.36 feet, with a radius of 370.00 feet, through a central angle of 19°52'35" and a chord bearing and distance of



South 68°46'02" East, 127.71 feet to a point of compound curvature, for a corner of the herein described tract;

THENCE, continuing along said common line and said compound curve to the left, an arc length of 45.68 feet, with a radius of 25.00 feet, through a central angle of 104°41'21" and a chord bearing and distance of North 48°57'00" East, 39.59 feet to a non-tangent point of curvature of a curve to the right, of which the radius point bears South 86°36'20" West, for a corner of the herein described tract;

THENCE, leaving said common line and continuing in a southerly direction along said curve to the right, an arc length of 76.95 feet, with a radius of 1399.58 feet, through a central angle of 03°09'00" and a chord bearing and distance of South 01°49'10" East, 76.94 feet to a point of tangency, for a corner of the herein described tract;

THENCE, South 00°14'40" East, a distance of 229.41 feet to a non-tangent point of curvature of a curve to the left, of which the radius point bears South 75°55'27" West, said point being on the common line of that certain 113.9 acres conveyed to Southwest Research Institute and described by deed in Volume 12473, Page 816 of the Official Public Records of Real Property, Bexar County, Texas, and the existing south right-of-way of Callaghan Road, for a corner of the herein described tract;

THENCE, continuing in a northwesterly direction along said common line and said curve to the left, an arc length of 597.99 feet, with a radius of 448.34 feet, through a central angle of 76°25'13" and a chord bearing and distance of North 52°17'09" West, 554.64 feet to a point of reverse curvature, of which the radius point bears North 00°29'46" West, for a corner of the herein described tract;

THENCE, continuing in a northwesterly direction along said common line and said reverse curve to the right, an arc length of 786.29 feet, with a radius of 499.25' feet, through a central angle of 90°14'16" and a chord bearing and distance of North 45°22'38" West, 707.51 feet to a point of tangency, for a corner of the herein described tract;

THENCE, continuing in a northerly direction along said common line, North 00°15'30" West, at 121.01 feet pass the common corner of the aforementioned 113.9-acre tract and that certain 120.000 acres conveyed to Southwest Research Institute and described by deed in Volume 3360, Page 1408 of the Official Public Records of Real Property, Bexar County, Texas, at 513.88 feet pass a found 1/2" iron rod with cap stamped "OVERBY" for a corner on the east line of Lot 29, Block 1, N.C.B. 11493, Southwest Research Institute – Phase XII, as described by plat in Volume 9564, Page 223 of the Deed and Plat Records of Bexar County, Texas, at 613.90 feet pass a found 1/2" iron rod with cap stamped "OVERBY" for a corner on the east line of the aforementioned Lot 29, Block 1, at 981.97 feet pass the common corner of the aforementioned 120.000-acre tract and that certain 67.94 acres conveyed to Southwest Research Institute and described by deed in Volume 10500, Page 1519 of the Official Public Records of Real Property, Bexar County, Texas, and continuing a total distance of 1,662.22 feet to a non-tangent point of curvature of a curve to the left, of which the radius point bears North 81°37'35" East, for a corner of the herein described tract;



THENCE, leaving said common line and continuing in a southeasterly direction along said curve to the left, an arc length of 250.42 feet, with a radius of 1243.00 feet, through a central angle of 11°32'35" and a chord bearing and distance of South 14°08'42" East, 249.99 feet to a point of non-tangency in the common line of the existing east right-of-way of the aforementioned Callaghan Road, the north corner of the aforementioned 9.070-acre tract and the northeast corner of the herein described tract;

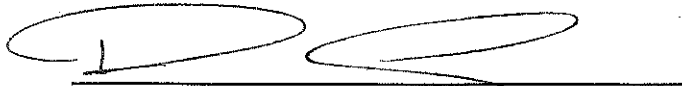
THENCE, continuing in a southerly direction along said common line, South 00°15'30" East, a distance of 1,373.32 feet to the **POINT OF BEGINNING** and containing 4.0908 acres (178,194 square feet) of land, more or less.

Job No. 2017-010-104

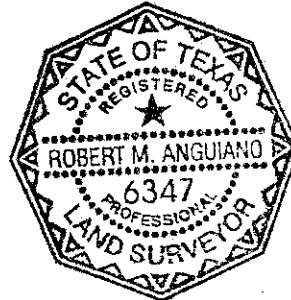
RMA m&b 178,194 sq. ft.

August 29, 2013

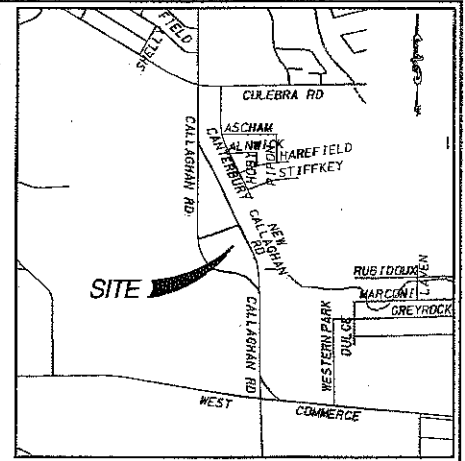
Certified this 29th day of August, 2013



Robert M. Anguiano, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6347
Vickrey & Associates, Inc.



PARCEL NO: 18490C
 PROJECT NAME: CALLAGHAN RD. -
 CULEBRA RD. TO W. COMMERCE ST.
 PROJECT NUMBER: 40-00007
 OWNER NAME: CITY OF SAN ANTONIO



LOCATION MAP
 N. T. S.

LEGEND

- FOUND 1/2" IRON ROD
- ⊙ POINT
- R.O.W. RIGHT OF WAY
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

MATCH LINE B-B

OWNER: SOUTHWEST RESEARCH INSTITUTE
 120.00 ACRES
 VOLUME 3360, PAGE 1408
 O. P. R.

CALLAGHAN ROAD
 (160' R.O.W.)

EXIST. R. O. W.

OWNER: SOUTHWEST RESEARCH INSTITUTE 9.070 ACRES
 VOLUME 12473, PAGE 827
 O. P. R.

S 00° 15' 30" E 1373.32'

POINT OF BEGINNING
 FOUND 1/2" IRON ROD
 Y=13708413.51
 X=2094981.86
 (GRID)

OWNER: SOUTHWEST RESEARCH INSTITUTE 5.0 ACRES
 VOLUME 16263, PAGE 687
 O. P. R.

S 00° 15' 30" E 46.21'

PARCEL 18490C
 4.0908 - ACRE TRACT
 178,194 SQ. FT.

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD
2	439.25	701.26'	91° 28' 23"	S 45° 59' 41" E, 629.12'
3	499.25	786.29'	90° 14' 16"	N 45° 22' 38" W, 707.51'

OWNER: SOUTHWEST RESEARCH INSTITUTE
 113.9 ACRES
 N. C. B. 11493
 VOLUME 12473, PAGE 816
 O. P. R.

OWNER: SOUTHWEST RESEARCH INSTITUTE
 4.390 ACRES
 VOLUME 12473, PAGE 816
 O. P. R.

C3

MATCH LINE A-A

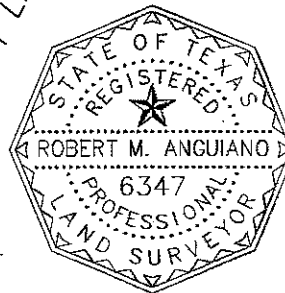
NOTE:

THIS EXHIBIT WAS REVISED FOR THE PURPOSE OF UPDATING OWNERSHIP INFORMATION FOR A 5.0 ACRE TRACT.

AT THE REQUEST OF THE CLIENT IMPROVEMENTS ARE NOT SHOWN ON THIS EXHIBIT.

08-29-13

ROBERT M. ANGUIANO, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 6347



SCALE: 1"=100'
 0 25 50 100

PROJ NO. 2017-012-104
 DATE: 08/29/2013

SHEET 4 OF 7

EXHIBIT OF
 4.0908 ACRES LOCATED
 IN THE EXISTING
 CALLAGHAN ROAD
 RIGHT-OF-WAY

NEW CITY BLOCK 11493
 CITY OF SAN ANTONIO,
 BEXAR COUNTY, TX

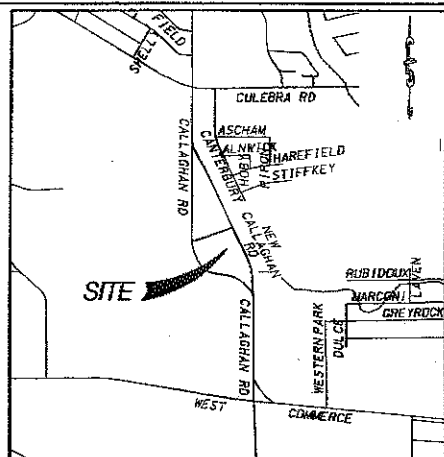


VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
 Telephone: (210)349-3271

DRAWN	MIH
CHECKED	RA
APPROVED	ENM
FILE	
NO:	2017-012-104
FILE	
LOCATION:	R: 2017-0105

PARCEL NO: 18490C
 PROJECT NAME: CALLAGHAN RD. -
 CULEBRA RD. TO W. COMMERCE ST.
 PROJECT NUMBER: 40-00007
 OWNER NAME: CITY OF SAN ANTONIO

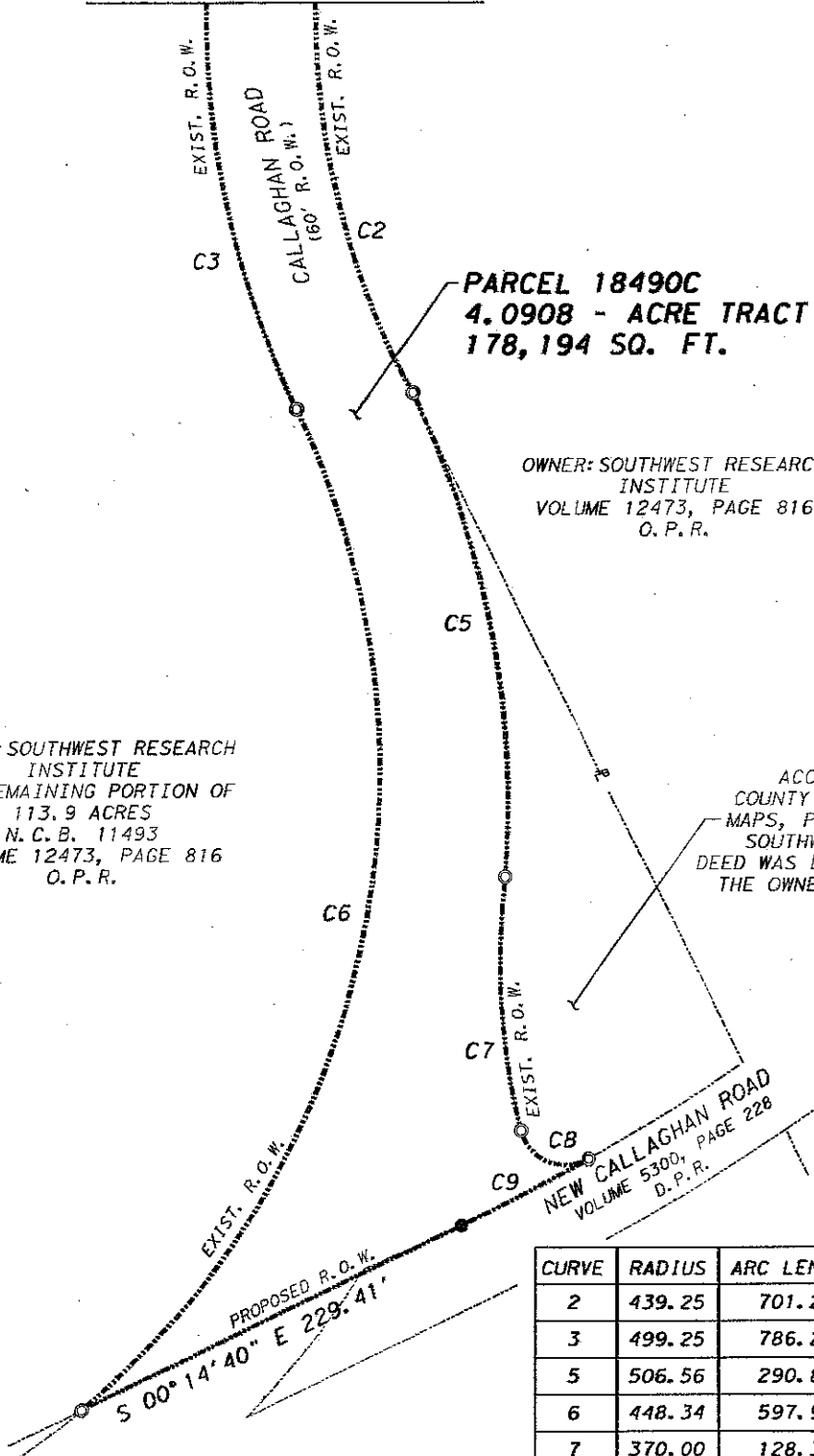


LOCATION MAP
 N. T. S.

LEGEND

- FOUND 1/2" IRON ROD W/CAP STAMPED "VICKREY PROP. COR." UNLESS OTHERWISE NOTED
- POINT
- R.O.W. RIGHT OF WAY
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

MATCH LINE A-A



PARCEL 18490C
 4.0908 - ACRE TRACT
 178,194 SQ. FT.

OWNER: SOUTHWEST RESEARCH
 INSTITUTE
 VOLUME 12473, PAGE 816
 O. P. R.

OWNER: SOUTHWEST RESEARCH
 INSTITUTE
 THE REMAINING PORTION OF
 113.9 ACRES
 N. C. B. 11493
 VOLUME 12473, PAGE 816
 O. P. R.

ACCORDING TO BEXAR
 COUNTY APPRAISAL DISTRICT
 MAPS, PROPERTY IS OWNED BY
 SOUTHWEST RESEARCH. NO
 DEED WAS LOCATED WHICH VERIFIED
 THE OWNERSHIP OF THIS TRACT.

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD
2	439.25	701.26'	91°28'23"	S 45°59'41" E, 629.12'
3	499.25	786.29'	90°14'16"	N 45°22'38" W, 707.51'
5	506.56	290.89'	32°54'08"	S 75°16'49" E, 286.91'
6	448.34	597.99'	76°25'13"	N 52°17'09" W, 554.64'
7	370.00	128.36'	19°52'35"	S 68°46'02" E, 127.71'
8	25.00	45.68'	104°41'21"	N 48°57'00" E, 39.59'
9	1399.58	76.95'	03°09'00"	S 01°49'10" E, 76.94'

SCALE: 1"=100'
 0 25 50 100

PROJ NO. 2017-012-104
 DATE: 08/29/2013

SHEET 5 OF 7

EXHIBIT OF
 4.0908 ACRES LOCATED
 IN THE EXISTING
 CALLAGHAN ROAD
 RIGHT-OF-WAY

NEW CITY BLOCK 11493
 CITY OF SAN ANTONIO,
 BEXAR COUNTY, TX



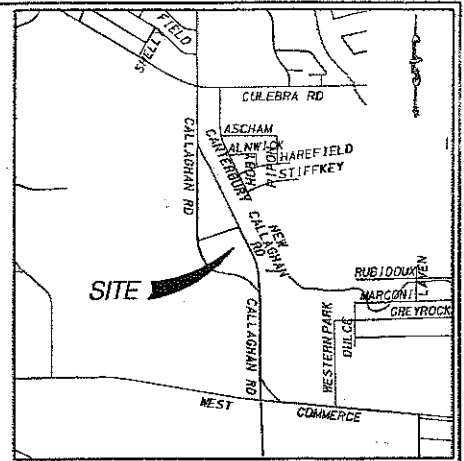
VICKREY & ASSOCIATES, INC.
 CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
 Telephone: (210)349-3271

DRAWN BY: MIH
 CHECKED BY: RA
 APPROVED BY: ENM

FILE NO: 2017-012-104
 FILE LOCATION: R:\2017-0105

PARCEL NO: 18490C
 PROJECT NAME: CALLAGHAN RD. -
 CULEBRA RD. TO W. COMMERCE ST.
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LOCATION MAP
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LEGEND

- FOUND 1/2" IRON ROD W/CAP STAMPED "OVERBY" UNLESS OTHERWISE NOTED
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- D. P. R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O. P. R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

MATCH LINE C-C

OWNER: SOUTHWEST RESEARCH INSTITUTE
 120.00 ACRES
 VOLUME 3360, PAGE 1408
 O. P. R.

LOT 29, BLOCK 1
 N. C. B. 11493
 SOUTHWEST RESEARCH INSTITUTE-PHASE XII
 VOLUME 9564, PAGE 223
 D. P. R.

PARCEL 18490C
 4.0908 - ACRE TRACT
 178,194 SQ. FT.

OWNER: SOUTHWEST RESEARCH INSTITUTE
 9.070 ACRES
 VOLUME 12473, PAGE 827
 O. P. R.

N 00°15'30" W
 1662.22'

513.88'

S 00°15'30" E 1373.32'

EXIST. R. O. W.

EXIST. R. O. W.

MATCH LINE B-B

SCALE: 1"=100'	
0 25 50 100	
PROJ NO. 2017-012-104	
DATE: 08/29/2013	
SHEET	OF
6	7

EXHIBIT OF
 4.0908 ACRES LOCATED
 IN THE EXISTING
 CALLAGHAN ROAD
 RIGHT-OF-WAY

NEW CITY BLOCK 11493
 CITY OF SAN ANTONIO,
 BEXAR COUNTY, TX



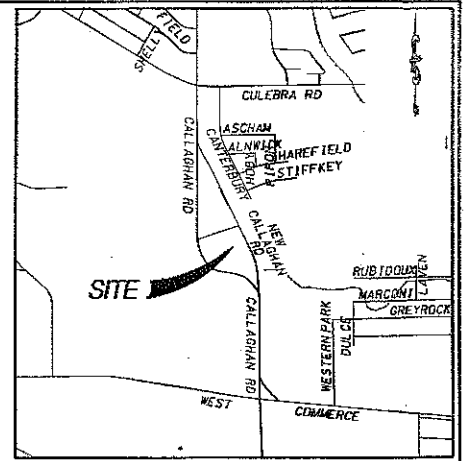
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CHECKED	RA
APPROVED	ENM
NO:	2017-012-104
LOCATION:	R: 2017-0105

COPYRIGHT: 2013

PARCEL NO: 18490C
 PROJECT NAME: CALLAGHAN RD. -
 CULEBRA RD. TO W. COMMERCE ST.
 PROJECT NUMBER: 40-00007
 OWNER NAME: CITY OF SAN ANTONIO



LOCATION MAP
 N. T. S.

LEGEND

- POINT
- R.O.W. RIGHT OF WAY
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

NOTES:

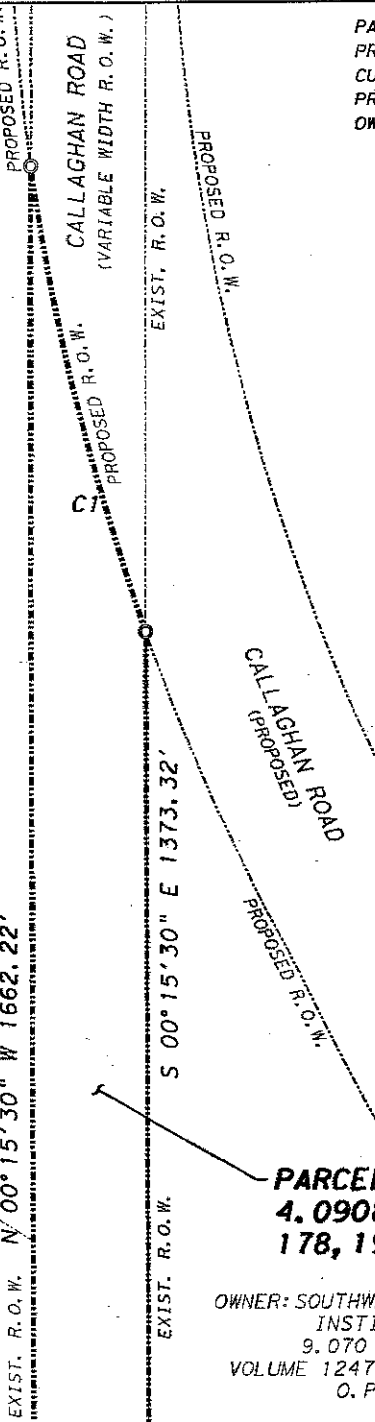
1. A 1/2" REBAR WITH CAP STAMPED "VICKREY PROP. COR." WAS SET AT EACH CORNER, UNLESS OTHERWISE NOTED.
2. ALL BEARINGS AND DISTANCES HEREON ARE BASED ON NAD 83(93) TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN ARE U.S. SURVEY FEET SURFACE VALUES, DETERMINED BY MULTIPLYING GRID VALUES BY A SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. FIELD SURVEY COMPLETED ON JULY 25, 2009.
4. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EXHIBIT.

OWNERS: SOUTHWEST RESEARCH
 INSTITUTE
 67.94-ACRE TRACT
 VOLUME 10500, PAGE 1519
 O. P. R.

OWNER: SOUTHWEST RESEARCH
 INSTITUTE
 120.00 ACRES
 VOLUME 3360, PAGE 1408
 O. P. R.

OWNER: SOUTHWEST RESEARCH
 INSTITUTE
 9.070 ACRES
 VOLUME 12473, PAGE 827
 O. P. R.

PARCEL 18490C
4.0908 - ACRE TRACT
178,194 SQ. FT.



MATCH LINE C-C

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD
1	1243.00	250.42'	11° 32' 35"	S 14° 08' 42" E, 249.99'

SCALE: 1"=100'

PROJ NO. 2017-012-104
 DATE:
 SHEET 7 OF 7

EXHIBIT OF
 4.0908 ACRES LOCATED
 IN THE EXISTING
 CALLAGHAN ROAD
 RIGHT-OF-WAY

NEW CITY BLOCK 11493
 CITY OF SAN ANTONIO,
 BEXAR COUNTY, TX



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 CONSULTING ENGINEERS

12940 Country Parkway San Antonio, Texas 78216
 Telephone: (210)349-3271

DRAWN	MIH
BY:	
CHECKED	RA
BY:	
APPROVED	ENM
BY:	
FILE	
NO.	2017-012-104
FILE	
LOCATION:	R: \2017-0105

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