

**STATE OF TEXAS  
COUNTY OF BEXAR**

Field note description of a 22.485 acre tract of land out of the Jose Felipe Santiago Val Verde Survey No. 277, Abstract No. 782, New City Block 16587 in Bexar County, Texas. Said 22.485 acre tract of land being a portion of a called 135.84 acre tract of land as described in a deed to Ovaro Investments, LLC, recorded in Volume 17870, Page 2026 of the Official Public Records of Bexar County, Texas. Said 22.485 acre tract of land being particularly described by metes and bounds as follows:

**COMMENCING** at a iron rod found on the southeast right-of-way line of Nacogdoches Road for the northern most northwest corner of a called 135.84 acre tract of land as described in a deed to Ovaro Investments, LLC, recorded in Volume 17870, Page 2026 of the Official Public Records of Bexar County, Texas.

**THENCE** cutting into the aforesaid 135.84 acre tract of land the following three calls:

- 1) South 30° 40' 18" East, a distance of \*12.71 feet to an angle point;
- 2) South 59° 08' 26" West, a distance of 577.52 feet to an angle point and
- 3) South 59° 11' 10" West, a distance of 561.05 feet to the point of **BEGINNING**.

**THENCE** with the northeastern line of this tract, South 82° 29' 26" East, a distance of 836.13 feet to a point for the northeast corner of this tract.

**THENCE** with the eastern line of this tract, South 06° 14' 43" West, a distance of 24.02 feet to the P.C. of a curve to the right.

**THENCE** with said curve to the right (whose radius is 265.00 feet, central angle is 53° 27' 10" and whose chord bears South 32° 58' 18" West, a distance of 238.36 feet) an arc distance of 247.23 feet to P.T. of the curve.

**THENCE** South 59° 41' 53" West, a distance of 193.47 feet to the P.C. of a curve to the left.

**THENCE** with said curve to the left (whose radius is 525.00 feet, central angle is 37° 12' 22" and whose chord bears South 41° 05' 42" West, a distance of 334.96 feet) an arc distance of 340.92 feet to P.T. of the curve..

**THENCE** South 22° 29' 31" West, a distance of 284.03 feet and South 59° 10' 23" West, a distance of 374.77 feet to the point of beginning of a non-tangent curve to the left.

**THENCE** with said curve to the left (whose radius is 310.00 feet, central angle is 30° 36' 32" and whose chord bears South 74° 45' 42" West, a distance of 163.65 feet) an arc distance of 165.61 feet to the P.T. of said curve..

**THENCE** South 59° 27' 26" West, a distance of 3.63 feet to a point for the south corner of this tract.

**THENCE** with the western line of this tract, North 30° 29' 45" West, a distance of 869.42 feet to a point for the northwest corner of this tract.

**THENCE** with the northern line of this tract, North 58° 50' 36" East, a distance of 273.54 feet and North 59° 11' 10" East, a distance of 569.61 feet to the **POINT OF BEGINNING**.

These field notes were prepared from an on the ground survey made under my direction and supervision in September 2017. Survey plat prepared this same date. Bearings are based on the Texas State Plane Coordinate System, Texas South Central Zone, NAD83.



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