

**A METES AND BOUNDS
DESCRIPTION OF A
7.532 ACRE TRACT OF LAND**

BEING a 7.532 acre (328,080 square feet) of land situated in New City Block 10879, the City of San Antonio, Bexar County, Texas; and being portion of that certain 1308.68 acre tract described in instrument to Brooks Development Authority in Volume 9481, Page 934 of the Official Public Records of Bexar County, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (with plastic cap stamped "Pape Dawson") on the northeasterly right-of-way line of Challenger Drive (70 feet wide public right-of-way described in Volume 9642, Page 184-185 of the Deed and Plat Records of Bexar County) and marking the south corner of Lot 2, Block 9, NCB 10879 of Brooks City-Base Unit 13A, plat of which is recorded in Volume 9642, Page 189 of the Deed and Plat Records of Bexar County;

THENCE, North 46°35'32" East, 332.39 feet, departing the northeasterly right-of-way line of said Challenger Drive to a 1/2 inch iron rod found on the southwesterly right-of-way of South New Braunfels Avenue (120 feet wide public right-of-way which is described in Volume 9640, Page 85-87 of the Deed and Plat Records of Bexar County) and marking the east corner of said Lot 2, Block 9 and the northern-most corner of the herein described tract;

THENCE, along the southwesterly right-of-way line of said South New Braunfels Avenue, the following seven (7) courses and distances:

1. in a southeasterly direction, along a non-tangent curve to the right, a central angle of 1°46'55", a radius of 740.00 feet, a chord bearing and distance of South 44°17'56" East, 23.01 feet, and a total arc length of 23.02 feet to a 1/2 inch iron rod found (with plastic cap stamped "Pape Dawson") for corner;
2. South 43°24'28" East, 362.09 feet to a point for corner;
3. in a southeasterly direction, along a non-tangent curve to the left, a central angle of 6°25'37", a radius of 318.00 feet, a chord bearing and distance of South 40°11'40" East, 35.65 feet, and a total arc length of 35.67 feet to a 1/2 inch iron rod found (with plastic cap stamped "Pape Dawson") for corner;
4. South 43°24'28" East, 169.04 feet to a point of curvature marking the northwesterly corner of a cutback curve to the right at the intersection with the northwesterly right-of-way of a proposed street;
5. in a southwesterly direction along the said proposed street right-of-way line, along a tangent curve to the right, a central angle of 90°08'09", a radius of 90.00 feet, a chord bearing and distance of South 1°39'37" West, 127.43 feet, and a total arc length of 141.59 feet to a point for corner;
6. South 46°43'41" West, 30.80 feet to a point for corner;
7. South 43°16'19" East, 102.63 feet to a point for corner on the southeasterly right-of-way line of the said proposed street;

THENCE, South 46°43'10" West, 25.35 feet, departing the plat of said South New Braunfels Avenue and crossing the aforesaid 1308.68 acre tract to a point for corner on the northeasterly boundary of Lot 1, Block 11, NCB 10879 of Replat of Nexolon America, plat of which is recorded in Volume 9660, Page 130-131 of the Deed and Plat Records of Bexar County;

THENCE, along the northeasterly and northwesterly boundary lines of said Lot 1, Block 11, the following five (5) courses and distances:

1. North 43°24'28" West, 4.08 feet to a point for corner, and marking the northern-most corner of said Lot 1, Block 11;
2. South 46°43'41" West, 108.12 feet to a point for corner;
3. South 51°55'21" West, 56.49 feet to a point for corner;
4. South 51°55'21" West, 52.15 feet to a point for corner;
5. South 46°43'41" West, 115.57 feet to a point for corner on the northeasterly line of a 120 by 90.5 foot wide sewer, access, water, and drainage easement, which is depicted in Volume 9642, Page 185 of the Deed and Plat Records of Bexar County, and marking the southern-most corner of the herein described tract;

THENCE, along the northeasterly line of said 120 by 90.5 foot easement, the following two (2) courses and distances:

1. North 43°16'19" West, 82.85 feet to a point for corner;
2. South 46°43'41" West, 10.00 feet to a 1/2 inch iron rod found (with plastic cap stamped "Pape Dawson") for a point of curvature on the northeasterly right-of-way line of aforesaid Challenger Drive;

THENCE, along the northeasterly right-of-way line of said Challenger Drive, the following five (5) courses and distances:

1. in a northwesterly direction, along a tangent curve to the right, a central angle of 89°58'58", a radius of 15.00 feet, a chord bearing and distance of North 88°16'19" West, 21.21 feet, and a total arc length of 23.56 feet to a 1/2 inch iron rod found (with plastic cap stamped "Pape Dawson") for corner;
2. North 43°16'19" West, 143.67 feet to a point of curvature;
3. in a northwesterly direction, along a tangent curve to the right, a central angle of 27°00'45", a radius of 365.00 feet, a chord bearing and distance of North 29°45'57" West, 170.49 feet, and a total arc length of 172.08 feet to a point for corner;
4. North 16°15'34" West, 184.11 feet to a Mag nail found of curvature;
5. in a northwesterly direction, along a tangent curve to the left, a central angle of 26°52'44", a radius of 435.00 feet, a chord bearing and distance of North 29°41'56" West, 202.20 feet, and a total arc length of 204.07 feet to the **POINT OF BEGINNING** and containing 7.532 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 4204) (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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7.532 ACRE TRACT
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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