



**DESCRIPTION OF  
0.9833 ACRE OR 42,832 SQ. FT.**

A TRACT OR PARCEL CONTAINING 0.9833 ACRE OR 42,832 SQUARE FEET OF LAND SITUATED IN THE JAMES CONN SURVEY, ABSTRACT NO. 121, BEXAR COUNTY, TEXAS, BEING OUT OF THE CITY OF SAN ANTONIO NCB 16587 AND BEING A PORTION OF A CALLED 136.01 ACRE TRACT OF LAND CONVEYED TO OVARO INVESTMENTS, L.L.C. AS RECORDED UNDER INSTRUMENT No. 20170028116, OFFICIAL PUBLIC RECORDS BEXAR COUNTY (O.P.R.B.C.) TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**BEGINNING** AT A 1/2 INCH IRON ROD FOUND ON THE CURVED SOUTHEASTERLY RIGHT-OF-WAY LINE OF NACOGDOCHES STREET (100 FOOT WIDE RIGHT-OF-WAY), FOR THE NORTH CORNER OF A CALLED 4.916 ACRE TRACT OF LAND CONVEYED TO GARY BACZEWSKI AS RECORDED IN INSTRUMENT No. 2142469, THE WEST CORNER OF SAID 136.01 ACRE TRACT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID NACOGDOCHES STREET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5,679.58 FEET, AN ARC LENGTH OF 110.15 FEET, A CENTRAL ANGLE OF 1 DEG. 04 MIN. 41 SEC., AND A CHORD BEARING AND DISTANCE OF NORTH 55 DEG. 37 MIN. 53 SEC. EAST – 110.15 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT, AND BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE, OVER AND ACROSS SAID 136.01 ACRE TRACT, THE FOLLOWING SIX (6) COURSES AND DISTANCES:  
ARC

ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, AN ARC LENGTH OF 113.97 FEET, A CENTRAL ANGLE OF 73 DEG. 22 MIN. 17 SEC., AND A CHORD BEARING AND DISTANCE OF SOUTH 62 DEG. 48 MIN. 36 SEC. EAST – 106.34 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT;

ALONG SAID COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 261.00 FEET, AN ARC LENGTH OF 137.90 FEET, A CENTRAL ANGLE OF 30 DEG. 16 MIN. 17 SEC., AND A CHORD BEARING AND DISTANCE OF SOUTH 10 DEG. 59 MIN. 19 SEC. EAST – 136.50 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE POINT OF TANGENCY;

SOUTH 04 DEG. 08 MIN. 50 SEC. WEST, A DISTANCE OF 90.79 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 358.42 FEET, AN ARC LENGTH OF 64.05 FEET, A CENTRAL ANGLE OF 10 DEG. 14 MIN. 22 SEC., AND A CHORD BEARING AND DISTANCE OF SOUTH 02 DEG. 07 MIN. 51 SEC. EAST – 63.97 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 325.31 FEET, AN ARC LENGTH OF 4.21 FEET, A CENTRAL ANGLE OF 00 DEG. 44 MIN. 29 SEC., AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 15 MIN 59 SEC. EAST – 4.21 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 59 DEG. 25 MIN. 24 SEC. WEST, A DISTANCE OF 36.81 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "RPK LAND SERVICES" SET ON THE NORTHEASTERLY LINE OF SAID 4.916 ACRE TRACT FOR THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 30 DEG. 34 MIN. 36 SEC. WEST, ALONG THE NORTHEASTERLY LINE OF SAID 4.916 ACRE TRACT, A DISTANCE OF 345.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.9833 ACRES OR 42,832 SQUARE FEET OF LAND.



RONALD PATRICK KELL  
R.P.L.S. NO. 6424  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10194414

12/16/2020  
DATE: