



METES AND BOUNDS DESCRIPTION  
FOR  
Tract 1

A 31.128 acre, or 1,355,931 square feet more or less, tract of land being that same 32.38 acre tract, Tract 1, conveyed to Southton RE, LLC in Special Warranty Deed recorded in Volume 18522, Page 71 of the Official Public Records of Bexar County, Texas, situated in the J.W. Linsley Survey No. 98, Abstract 738, County Block 5161, Bexar County, Texas. Said 31.128 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a set 1/2" iron rod with a yellow cap marked "Pape-Dawson", on the west right-of-way line of Southton Road, a 60-foot right-of-way, the northeast corner of a 21.34 acre tract recorded in Volume 11832, Page 398 Official Public Records of Bexar County, Texas, a southeast corner of said 32.38 acre tract, for the POINT OF BEGINNING of the herein described tract from which a found iron rod with a cap marked "Pollock" bears S 00°29'08", a distance of 1095.24 feet;

**THENCE:** Departing the west right-of-way line of said Southton Road, along and with the common boundary line of said 21.34 acre tract and said 32.38 acre tract, the following bearings and distances:

S 89°39'21" W, a distance of 798.94 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 00°00'42" E, a distance of 303.89 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 01°45'42" E, a distance of 221.96 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

S 89°09'31" W, a distance of 312.36 feet to a found iron rod on the east right-of-way line of Railroad a variable width right-of-way, a northwest corner of said 21.34 acre tract;

**THENCE:** Along and with the common boundary line of said Railroad and said 32.38 acre tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 50°05'05" W, a radius of 2944.79 feet, a central angle of 03°44'54", a chord bearing and distance of N 41°47'22" W, 192.62 feet, for an arc length of 192.65 feet to a found iron rod marked with a cap marked "Brittain";

N 43°26'24" W, a distance of 898.31 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 43°26'24" W, a distance of 407.23 feet to a found iron rod, the northwest corner of said 32.38 acre tract and on the south line of a 63.40 acre tract recorded in Volume 17743, Page 1435 of the Official Public Records of Bexar County, Texas from which a found ½" iron rod bears N 89°31'09" W, a distance of 180.48 feet;

THENCE: N 89°44'58" E, along and with the common boundary line of said 32.38 acre tract and said 63.40 acre tract, a distance of 696.46 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 89°17'20" E, along and with the common boundary line of said 32.38 acre tract and said 63.40 acre tract, at a distance of 787.93 feet passing a found ½" iron rod, the southeast corner of said 63.40 acre tract, the southwest corner of a called 10 acre tract recorded, described as a 9.96 acre tract in Volume 10211, Page 349 of the Official Public Records of Bexar County, Texas continuing along and with the common boundary line of said 10 acre tract and said 32.38 acre tract, a total distance of 1439.60 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the west right-of-way line of said Southton Road;

THENCE: S 00°32'57" W, along and with the common boundary line of said Southton and said 32.38 acre tract, a distance of 577.37 feet to the POINT OF BEGINNING and containing 31.128 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9219-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: October 18, 2017  
JOB NO. 9219-17  
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