



**DESCRIPTION FOR
A 5.313 ACRE TRACT**

A **5.313 acre** tract of land situated in the Jacob Coll Survey No. 354, Abstract 281 and the Nicholas Sanchez Survey No. 355, Abstract 688, N.C.B. 17194, City of San Antonio, Bexar County, Texas, and being all of that called 5.314 acre tract of land as conveyed to Kimins Group, LLC and recorded in Volume 16288, Page 650 in the Official Public Records of Bexar County, Texas (O.P.R.), said 5.313 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with plastic cap stamped KFW SURVEYING (hereinafter referred to as SET KFW) set in the easterly R.O.W. of Jones Maltsberger Road (variable width R.O.W. at this point) in the northerly line of Lot 1 of Rios Subdivision, a plat of record in Volume 9527, Page 82, Deed and Plat Records of Bexar County, Texas (D.P.R.) and as conveyed to Paul Royal-Priest and recorded in Volume 18946, Page 192 in the O.P.R. and for the southeast corner of that called 0.712 acre FEE SIMPLE R.O.W. as dedicated to the City of San Antonio and recorded in Volume 14697, Page 533 in the O.P.R., and for the most westerly southwest corner of said 5.313 acre tract and the tract herein described, and at the beginning of a curve;

THENCE: along and with the easterly R.O.W. of Jones Maltsberger Road and the easterly line of said FEE SIMPLE R.O.W., and the westerly line of said 5.313 acre tract, the following three **(3)** courses:

1. the arc of said non-tangent curve to the **right** having a radius of **1507.00 feet**, through a central angle of **05°37'28"**, an arc length of **147.93**, and a chord bearing of **N 15°34'55" E** and chord length of **147.87 feet** to a SET KFW;
2. **S 71°36'21" E**, a distance of **28.00 feet** to a found ½" iron rod at the beginning of a curve;
3. the arc of said non-tangent curve to the **right** having a radius of **1479.00 feet**, through a central angle of **17°44'35"**, an arc length of **458.01**, and a chord bearing of **N 27°15'56" E** and chord length of **456.18 feet** to a SET KFW for the most westerly northwest corner of that called 4.539 acre tract of land as conveyed to Lamar Weston and recorded in Volume 18848, Page 2005 in the O.P.R. and for the most northerly corner of said 5.314 acre tract and the tract herein described;

THENCE: **S 21°47'58" E**, along and with the northeasterly line of said 5.314 acre tract and the southwesterly line of said 4.539 acre tract, a distance of **352.29 feet** to a ½" iron rod found for the southwest corner of said 4.539 acre tract and for the northwest corner of Lot 57, Block 101, N.C.B. 17194, Redland Ranch Estates Unit 2, a plat of record in Volume 9531, Page 193 in the D.P.R.;

THENCE: along and with the westerly lines of said Block 101, Redland Ranch Estates Unit 2 and the easterly lines of said 5.314 acre tract, the following three **(3)** courses:

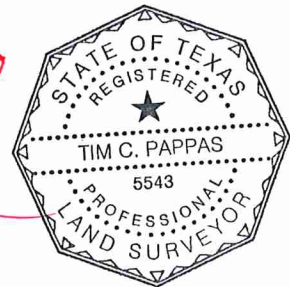
1. **S 20°09'13" E**, a distance of **138.38 feet** to a ½" iron rod found for the southwest corner of said Lot 57, Block 101;

2. **S 11°59'07" E**, a distance of **153.42 feet** to a found nail in concrete;
3. **S 20°31'59" E**, passing at a distance of 115.73 feet a ½" iron rod with cap stamped RPLS 4612 found for the northwest corner of Lot 52, Block 101, passing at a distance of 220.65 feet a ½" iron rod found for the northwest corner of Lot 50, Block 101, passing at a distance of 300.95 feet a ½" iron rod found for the southwest corner of said Lot 50, Block 101, and continuing for a total distance of **353.66 feet** to a ½" iron rod found in the northeasterly line of that called 16.297 acre tract of land as conveyed to Patrick N. Kimbrell and spouse Diana Kimbrell and recorded in Volume 6909, Page 1031 in the O.P.R., and for an angle point in Lot 49, Block 101, and for the most southeasterly corner of said 5.314 acre tract and the tract herein described;

THENCE, N 56°46'50" W, along and with the northeasterly line of said 16.297 acre tract and the southwesterly line of said 5.314 acre tract, a distance of **398.40 feet** to a SET KFW for the most northerly northwest corner of said 16.297 acre tract and for the northeast corner of said Lot 1, Rios Subdivision;

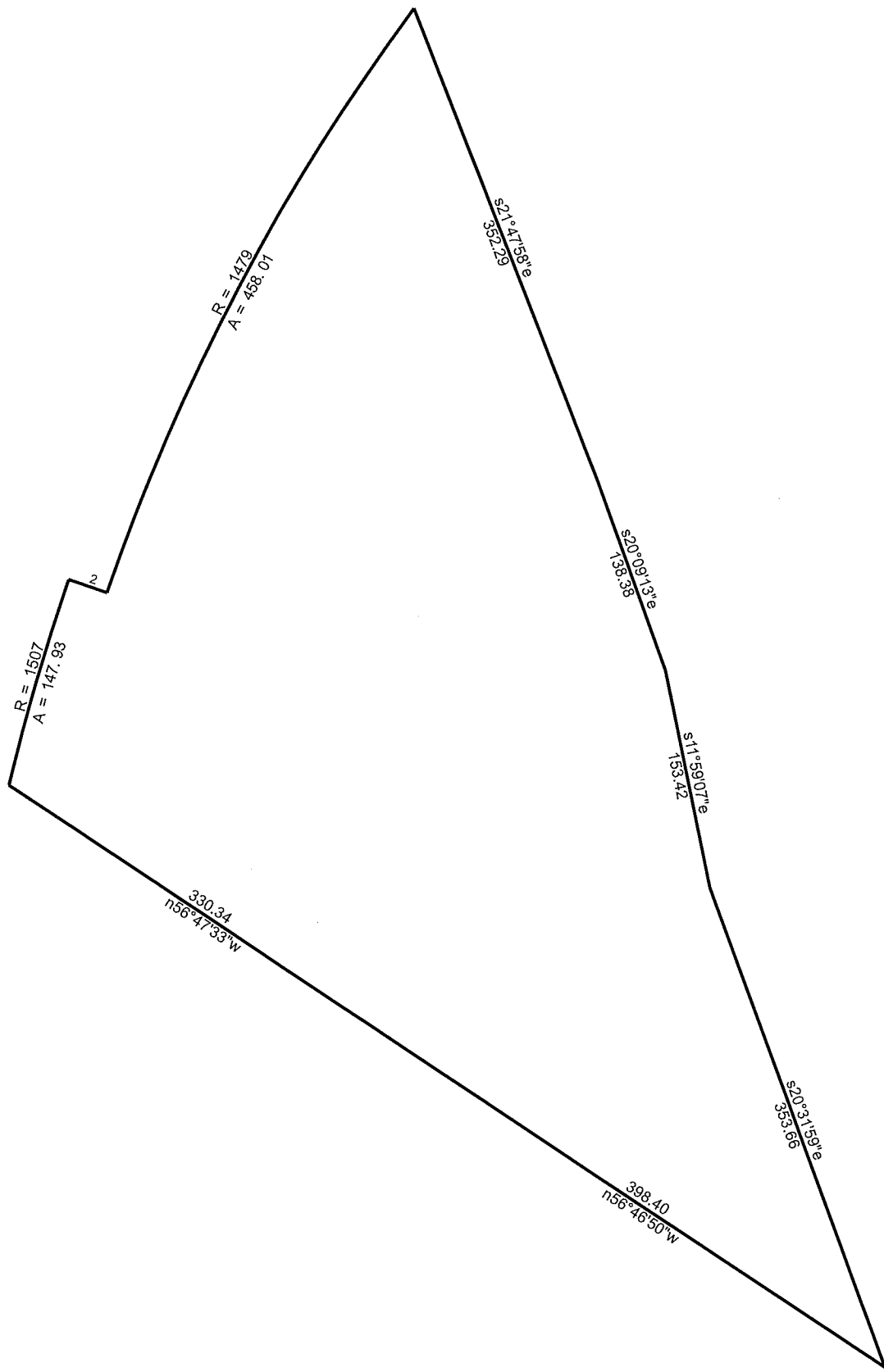
THENCE: N 56°47'33" W, along and with the northeasterly line of said Lot 1, Rios Subdivision and the southwesterly line of said 5.314 acre tract, a distance of **330.34 feet** to the **POINT OF BEGINNING** and containing **5.313 acres** or 231,418 square feet, more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

20 JULY
2019



Job No.: 19-061
Prepared by: KFW Surveying
Date: July 20, 2019
File:

S:\Draw 2019\19-061 16190 Jones Maltsberger Road ALTA\DOCS\19-061 5.313 ac DESC TCP 072019.doc



7/19/2019

Scale: 1 inch= 109 feet

File:

Tract 1: 5.3126 Acres (231419 Sq. Feet), Closure: s36.3823e 0.01 ft. (1/339996), Perimeter=2360 ft.

- | | |
|--|---------------------|
| 01 Rt, r=1507.00, arc=147.93, chord=n15.3455e 147.87 | 08 n56.4650w 398.40 |
| 02 s71.3621e 28.00 | 09 n56.4733w 330.34 |
| 03 Rt, r=1479.00, arc=458.01, chord=n27.1556e 456.18 | |
| 04 s21.4758e 352.29 | |
| 05 s20.0913e 138.38 | |
| 06 s11.5907e 153.42 | |
| 07 s20.3159e 353.66 | |

**DESCRIPTION FOR
A 16.29 ACRE TRACT**

A **16.29 acre** tract of land situated in the Nicholas Sanchez Survey No. 355, Abstract 688, N.C.B. 17194, City of San Antonio, Bexar County, Texas, and being all of that called 16.297 acre tract of land as conveyed to Patrick N. Kimbrell and spouse Diana Kimbrell and recorded in Volume 6909, Page 1031 in the Official Public Records of Bexar County, Texas (O.P.R.), said 16.29 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a PK nail with washer stamped KFW SURVEY (herein after referred to as SET PK) set in the easterly R.O.W. of Jones Maltsberger Road (variable width R.O.W. at this point) for the southwest corner of Lot 1 of Rios Subdivision, a plat of record in Volume 9527, Page 82, Deed and Plat Records of Bexar County, Texas (D.P.R.) and as conveyed to Paul Royal-Priest and recorded in Volume 18946, Page 192 in the O.P.R. and for the most westerly northwest corner of said 16.297 acre tract and the tract herein described;

THENCE: along and with the northerly lines of said 16.297 acre tract and the southerly lines of said Lot 1, Rios Subdivision, the following six **(6)** courses:

1. **S 62°45'51" E**, a distance of **24.46 feet** to a SET PK;
2. **S 75°03'30" E**, a distance of **50.62 feet** to a SET PK;
3. **S 73°17'20" E**, a distance of **56.50 feet** to a ½" iron rod with plastic cap stamped KFW SURVEYING (hereinafter referred to as SET KFW);
4. **S 65°41'11" E**, a distance of **73.76 feet** to a SET KFW;
5. **S 79°23'04" E**, a distance of **120.91 feet** to a SET PK;
6. **S 74°57'04" E**, a distance of **7.61 feet** to a SET PK for the southeast corner of said Lot 1, Rios Subdivision;

THENCE: N 02°24'28" E, along and with the easterly line of said Lot 1, Rios Subdivision and the westerly line of said 16.297 acre tract, a distance of **350.17 feet** to a SET KFW in the southerly line of that called 5.314 acre tract of land as conveyed to Kimins Group, LLC and recorded in Volume 16288, Page 650 in the O.P.R. for the northeast corner of said Lot 1, Rios Subdivision and for the most northerly northwest corner of said 16.297 acre tract and the tract herein described;

THENCE, S 56°46'50" E, along and with the northeasterly line of said 16.297 acre tract and the southwesterly line of said 5.314 acre tract, a distance of **398.40 feet** to a ½" iron rod found for an angle point in the westerly line of Lot 49, Block 101, N.C.B. 17194, Redland Ranch Estates Unit 2, a plat of record in Volume 9531, Page 193 in the D.P.R.;

THENCE: S 56°48'03" E, along and with the northeasterly line of said 16.297 acre tract of land and the southwesterly line of said Block 101, Redland Ranch Estates Unit 2, and also the southwesterly line of Block 101, N.C.B. 17194, Redland Ranch Estates Unit 1, a plat of record in Volume 9530, Page 188 in the D.P.R., a distance of **558.72 feet** to a fence post corner found for the most southerly corner of Lot 32, Block 101, Redland Ranch Estates Unit 1, and for the northwest corner of that called 1.3387 acre tract of land (Tract II) as conveyed to Ryan J. Shoquist and recorded in Volume 16288, Page 650 in the O.P.R., and for an exterior northeast corner of said 16.297 acre tract and the tract herein described;

THENCE: S 11°17'15" E, along and with the easterly line of said 16.297 acre tract and the westerly line of said 1.3387 acre tract, a distance of **563.87 feet** to the southwest corner of said 1.3387 acre tract and an exterior corner of that called 53.852 acre tract of land as conveyed to Matiraan, Ltd. and recorded in Volume 13285, Page 1746 in the O.P.R., from which point a found ½" iron rod bears N55°31'48" E, a distance of 1.23 feet;

THENCE: S 10°50'24" E, along and with the common line of said 16.297 acre tract and said 53.852 acre tract, a distance of **55.67 feet** to a 1" iron pipe found for the southeast corner of said 16.297 acre tract and the tract herein described, and for an angle point in the northerly line of said 53.852 acre tract;

THENCE: S 87°00'00" W, along and with the northerly line of said 53.852 acre tract and the southerly line of said 16.297 acre tract, a distance of **805.43 feet** to a fence corner post found for the southeast corner of that called 5.0 acre tract of land as conveyed to Dorothy J. Kellogg and recorded in Volume 10991, Page 1343 in the O.P.R. and for the southwest corner of said 16.297 acre tract and the tract herein described;

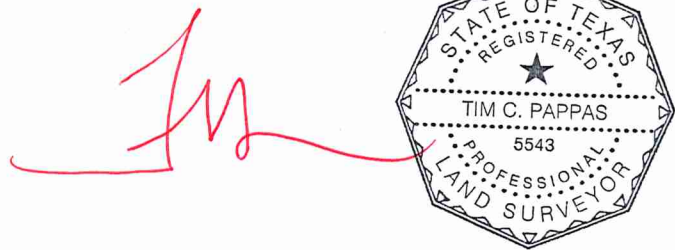
THENCE: N 02°57'19" W, along and with the westerly line of said 16.297 acre tract and the easterly line of said 5.0 acre tract, a distance of **480.53 feet** to a ½" iron rod found for the northeast corner of said 5.0 acre tract and in the southerly line of Lot 1, Block 1, Tull Subdivision, a plat of record in Volume 9527, Page 107 in the D.P.R. and that called 2.1749 acre tract of land conveyed to Bell-Cox Owners Association, Inc. and recorded in Volume 8068, Page 940 in the O.P.R.;

THENCE: along and with the common lines of said 16.297 acre tract and said Lot 1, Block 1, Tull Subdivision, the following three **(3)** courses:

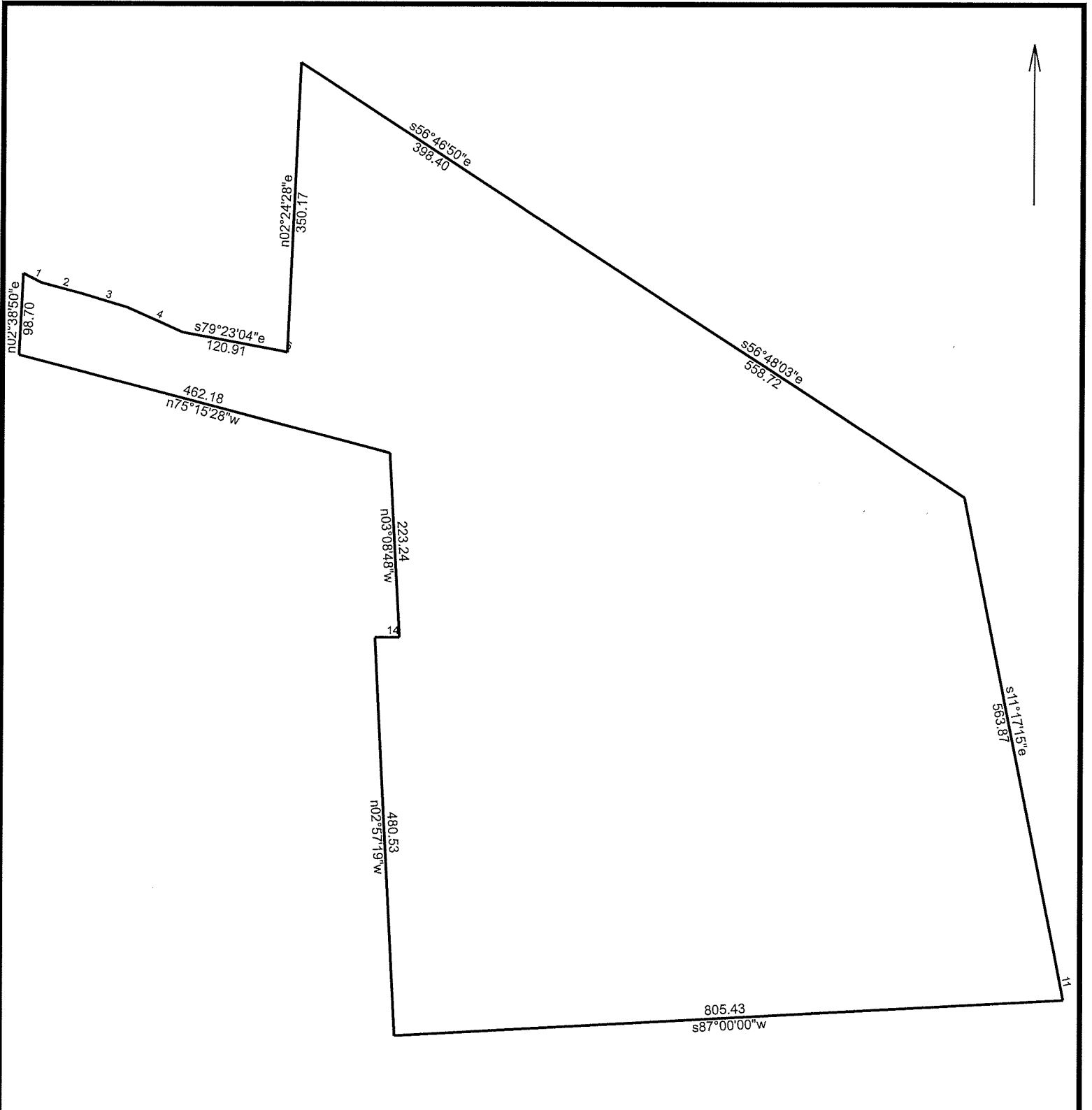
1. **N 89°31'56" E**, a distance of **29.22 feet** to a ½" iron rod found for the southeast corner of said Lot 1, Block 1, Tull Subdivision;
2. **N 03°08'48" W**, a distance of **223.24 feet** to a ½" iron rod found for the northeast corner of said Lot 1, Block 1, Tull Subdivision;
3. **N 75°15'28" W**, passing at a distance of 257.68 feet a ½" iron rod found for the northwest corner of said 2.1749 acre tract and for the northeast corner of that called 0.7217 acre tract of land as conveyed to Bell-Cox Owners Association and recorded in Volume 8068, Page 940 in the O.P.R., and continuing for a total distance of **462.18 feet** to a SET PK in the easterly R.O.W. of Jones Maltsberger Road for the most westerly southwest corner of said 16.297 acre tract and the tract herein described;

THENCE: N 02°38'50" E, along and with the easterly R.O.W. of Jones Maltsberger Road, a distance of **98.70 feet** to the **POINT OF BEGINNING** and containing **16.29 acres** or 709,733 square feet, more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

20 JULY 2019



Job No.: 19-061
Prepared by: KFW Surveying
Date: July 20, 2019
File: S:\Draw 2019\19-061 16190 Jones Maltsberger Road ALTA\DOCS\19-061 16.29 ac DESC TCP 072019.doc



7/19/2019

Scale: 1 inch= 162 feet

File:

Tract 1: 16.2933 Acres, Closure: s17.5506e 0.01 ft. (1/741309), Perimeter=4360 ft.

- | | |
|---------------------|---------------------|
| 01 s62.4551e 24.46 | 12 s87.0000w 805.43 |
| 02 s75.0330e 50.62 | 13 n02.5719w 480.53 |
| 03 s73.1720e 56.50 | 14 n89.3156e 29.22 |
| 04 s65.4111e 73.76 | 15 n03.0848w 223.24 |
| 05 s79.2304e 120.91 | 16 n75.1528w 462.18 |
| 06 s74.5704e 7.61 | 17 n02.3850e 98.70 |
| 07 n02.2428e 350.17 | |
| 08 s56.4650e 398.40 | |
| 09 s56.4803e 558.72 | |
| 10 s11.1715e 563.87 | |
| 11 s10.5024e 55.67 | |