



METES AND BOUNDS DESCRIPTION
FOR

A 17.989 acre, or 783,616 square feet more or less, tract of land being out of that 18.386 acre tract and that 3.700 acre tract described in deed to M2G Stone Oak, Ltd. recorded in Volume 12699, Page 190 and Volume 12699, Page 181, respectively, of the Official Public Records of Bexar County, Texas, out of the Eugene de la Rocha Survey No. 95, Abstract 633, County Block 4923, New City Block 19219 and William Brisbin Survey No. 89 1/2, Abstract 54, County Block 4900, in the City of San Antonio, Bexar County, Texas. Said 17.989 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 point at the southeast corner of Lot 9, Block 25, Iheart Media Subdivision recorded in Volume 9680, Page 219 of the Deed and Plat Records of Bexar County, Texas, the southwest corner of the herein described tract;

THENCE: N 21°21'09" E, along and with the east line of said Lot 9, the west line of said 18.386 acre tract, a distance of 998.29 feet to a point at the northwest corner of said 18.386 acre tract, the re-entrant corner of said Lot 9, the northwest corner of the herein described tract;

THENCE: S 64°39'39" E, along and with the south line of said Lot 9, the south line of Lot 8, Block 25, New City Block 19219, Cactus Bluff Commercial Unit 2/III Subdivision recorded in Volume 9663, Page 142 of the said Deed and Plat Records, a distance of 863.80 feet to a point at the northwest corner of a 0.040 acre tract recorded in Volume 11988, Page 1228 of said Official Public Records;

THENCE: Departing the south line of said Lot 8, the north line of said 18.386 acre tract, along and with the common lines of said 18.386 acre tract and said 0.040 acre tract, the following bearings and distances:

S 02°52'26" W, a distance of 36.10 feet to a point;

S 64°39'39" E, a distance of 53.89 feet to a point;

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N 02°52'26" E, a distance of 36.10 feet to a point on the south line of said Lot 8, the north line of said 18.386 acre tract, the northeast corner of said 0.040 acre tract;

THENCE: S 64°39'39" E, along and with the south line of said Lot 8, the north line of said 18.386 acre tract, a distance of 10.41 feet to a point on the west right-of-way line of U.S. Highway 281, the southeast corner of said Lot 8, the northeast corner of said 18.386 acre tract and the herein described tract;

THENCE: Along and with the west right-of-way line of said U.S. Highway 281, the east line of said 18.386 acre tract and said 3.700 acre tract, the following bearings and distances:

S 03°38'17" W, a distance of 79.66 feet to a point;

S 19°16'56" W, a distance of 175.12 feet to a point;

THENCE: Departing the west right-of-way line of said U.S. Highway 281, over and across said 3.700 acre tract and said 18.386 acre tract, the following bearings and distances:

N 59°54'44" W, a distance of 254.51 feet to a point;

S 19°16'56" W, a distance of 724.17 feet to a point;

S 64°33'48" E, a distance of 251.45 feet to a point on the west right-of-way line of said U.S. Highway 281, the east line of said 18.386 acre tract;

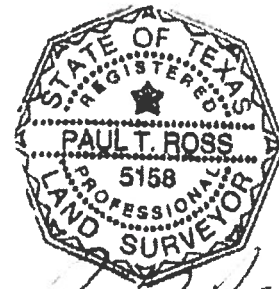
THENCE: S 19°16'56" W, along and with the west right-of-way line of said U.S. Highway 281, the east line of said 18.386 acre tract, a distance of 50.19 feet to a point at the northeast corner of Lot 14, Block 64, New City Block 19219, Stone Ridge Market Retail Center Subdivision recorded in Volume 9618, Page 211 of said Deed and Plat Records, the southeast corner of the herein described tract;

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THENCE: N 64°33'48" W, departing the west right-of-way line of said U.S. Highway 281, along and with the north lines of Lot 14, Lot 15 of said Stone Ridge Market Retail Center Subdivision, the south line of said 18.386 acre tract, a distance of 986.14 feet to the POINT OF BEGINNING, and containing 17.989 acres in the City of San Antonio, 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 8704-05 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 3, 2018
JOB NO. 8704-05
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Paul T. Ross
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