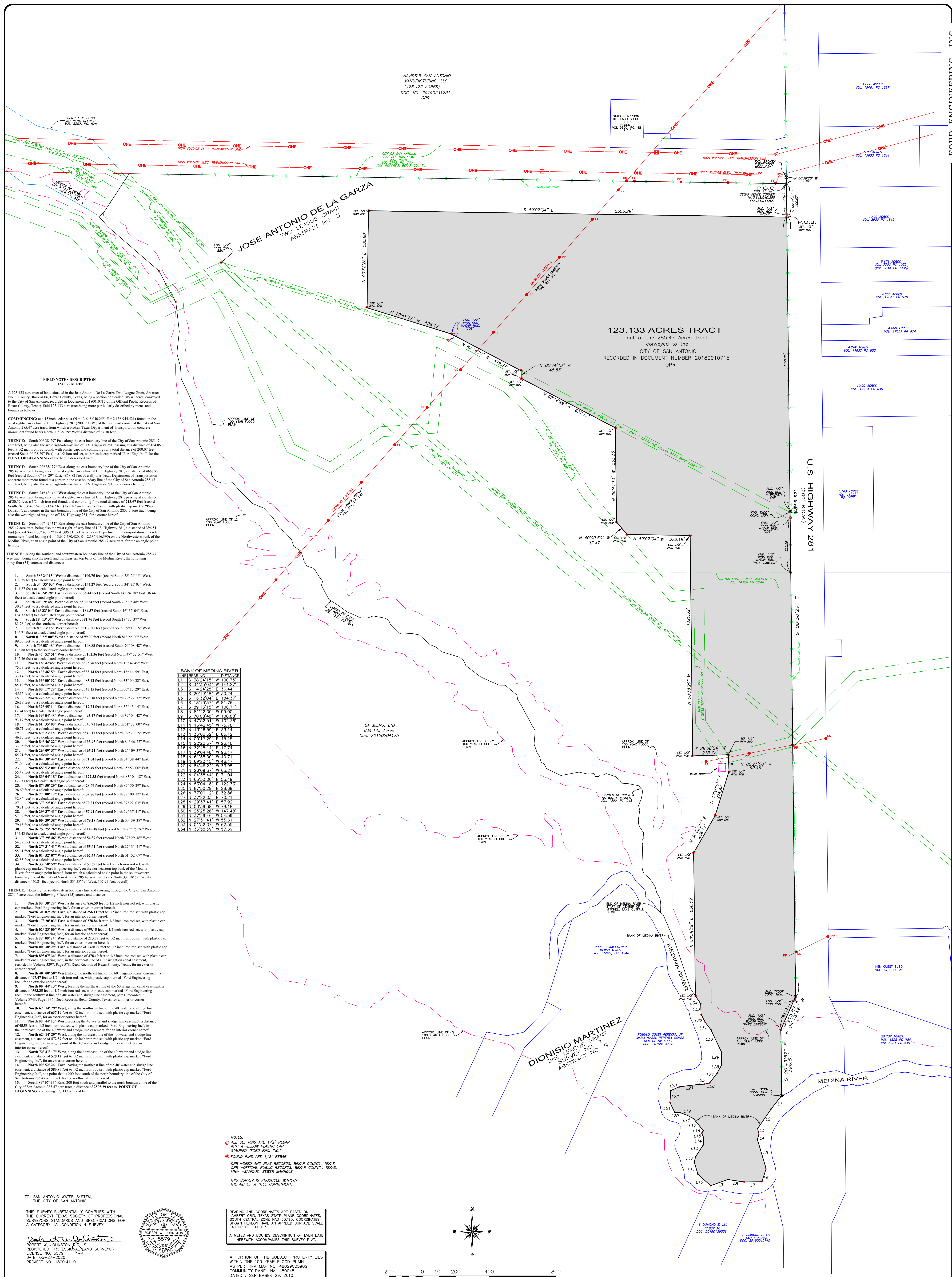


NAVSTAR SAN ANTONIO  
MANUFACTURING, LLC  
(426.472 ACRES)  
DOC. NO. 20190231231  
OPR

123.133 ACRES TRACT  
out of the 285.47 Acres Tract  
conveyed to the  
CITY OF SAN ANTONIO  
RECORDED IN DOCUMENT NUMBER 20180010715  
OPR



FIELD NOTES DESCRIPTION  
123.133 ACRES

A 123.133 acre tract of land, situated in the Jose Antonio De La Garza Two League Grant, Abstract No. 3, County Block 4006, Bexar County, Texas, being a portion of a called 285.47 acres, conveyed to the City of San Antonio, recorded in Document 20180010715 of the Official Public Records of Bexar County, Texas; Said 123.133 acre tract being more particularly described by metes and bounds as follows:

COMMENTING: at a 1/2 inch iron rod set (N = 1,648,040.255, E = 2,136,944.521) found on the west right-of-way line of U.S. Highway 281 (200' R.O.W.) at the northeast corner of the City of San Antonio 285.47 acre tract, from which a broken Texas Department of Transportation concrete monument found bears North 00° 38' 29" East a distance of 37.30 feet.

THENCE: South 00° 38' 29" East along the east boundary line of the City of San Antonio 285.47 acre tract, being also the west right-of-way line of U.S. Highway 281, passing at a distance of 134.845 feet, a 1/2 inch iron rod found, with plastic cap, and continuing for a total distance of 200.07 feet (record South 00° 38' 29" East to a 1/2 inch iron rod set, with plastic cap marked "Ford Eng. Inc.", for the POINT OF BEGINNING of the herein described tract.

THENCE: South 00° 38' 29" East along the east boundary line of the City of San Antonio 285.47 acre tract, being also the west right-of-way line of U.S. Highway 281, passing at a distance of 466.875 feet (record South 00° 38' 29" East, 466.875 feet overall) to a Texas Department of Transportation concrete monument found at a corner in the east boundary line of the City of San Antonio 285.47 acre tract, being also the west right-of-way line of U.S. Highway 281, for a corner hereof.

THENCE: South 24° 13' 48" West along the east boundary line of the City of San Antonio 285.47 acre tract, being also the west right-of-way line of U.S. Highway 281, passing at a distance of 20.52 feet, a 1/2 inch iron rod found, and continuing for a total distance of 213.87 feet (record South 24° 13' 48" West, 213.87 feet) to a 1/2 inch iron rod found, with plastic cap marked "Page Dawson", at a corner in the east boundary line of the City of San Antonio 285.47 acre tract, being also the west right-of-way line of U.S. Highway 281, for a corner hereof.

THENCE: South 00° 43' 52" East along the east boundary line of the City of San Antonio 285.47 acre tract, being also the west right-of-way line of U.S. Highway 281, a distance of 396.51 feet (record South 00° 43' 52" East, 396.51 feet) to a Texas Department of Transportation concrete monument found bearing (N = 13,642,500.530, E = 2,136,944.521) on the Northwestern bank of the Medina River, at an angle point of the City of San Antonio 285.47 acre tract, for an angle point hereof.

THENCE: Along the southern and southwestern boundary line of the City of San Antonio 285.47 acre tract, being also the north and northernmost top bank of the Medina River, the following thirty-four (34) courses and distances:

- 1. South 20° 24' 15" West a distance of 100.75 feet (record South 24° 15' West, 100.75 feet) to a calculated angle point hereof.
- 2. South 34° 35' 03" West a distance of 144.27 feet (record South 34° 35' 03" West, 144.27 feet) to a calculated angle point hereof.
- 3. South 14° 24' 28" East a distance of 36.44 feet (record South 14° 24' 28" East, 36.44 feet) to a calculated angle point hereof.
- 4. South 20° 19' 48" West a distance of 30.24 feet (record South 20° 19' 48" West, 30.24 feet) to a calculated angle point hereof.
- 5. South 10° 32' 14" East a distance of 184.37 feet (record South 10° 32' 14" East, 184.37 feet) to a calculated angle point hereof.
- 6. South 18° 13' 37" West a distance of 81.76 feet (record South 18° 13' 37" West, 81.76 feet) to the southeast corner hereof.
- 7. South 89° 13' 17" West a distance of 106.71 feet (record South 89° 13' 17" West, 106.71 feet) to a calculated angle point hereof.
- 8. North 81° 22' 00" West a distance of 99.00 feet (record North 81° 22' 00" West, 99.00 feet) to a calculated angle point hereof.
- 9. South 70° 08' 48" West a distance of 108.88 feet (record South 70° 08' 48" West, 108.88 feet) to the southwest corner hereof.
- 10. North 47° 52' 51" West a distance of 102.36 feet (record North 47° 52' 51" West, 102.36 feet) to a calculated angle point hereof.
- 11. North 16° 42' 45" East a distance of 75.78 feet (record North 16° 42' 45" East, 75.78 feet) to a calculated angle point hereof.
- 12. North 15° 40' 09" East a distance of 33.14 feet (record North 15° 40' 09" East, 33.14 feet) to a calculated angle point hereof.
- 13. North 33° 09' 32" East a distance of 85.12 feet (record North 33° 09' 32" East, 85.12 feet) to a calculated angle point hereof.
- 14. North 00° 17' 29" East a distance of 45.15 feet (record North 00° 17' 29" East, 45.15 feet) to a calculated angle point hereof.
- 15. North 22° 22' 37" West a distance of 26.18 feet (record North 22° 22' 37" West, 26.18 feet) to a calculated angle point hereof.
- 16. North 32° 45' 14" East a distance of 17.74 feet (record North 32° 45' 14" East, 17.74 feet) to a calculated angle point hereof.
- 17. North 39° 04' 48" West a distance of 93.17 feet (record North 39° 04' 48" West, 93.17 feet) to a calculated angle point hereof.
- 18. North 41° 35' 00" West a distance of 40.71 feet (record North 41° 35' 00" West, 40.71 feet) to a calculated angle point hereof.
- 19. North 09° 23' 18" West a distance of 46.71 feet (record North 09° 23' 18" West, 46.71 feet) to a calculated angle point hereof.
- 20. North 84° 44' 22" West a distance of 33.95 feet (record North 84° 44' 22" West, 33.95 feet) to a calculated angle point hereof.
- 21. North 20° 09' 37" West a distance of 71.04 feet (record North 20° 09' 37" West, 71.04 feet) to a calculated angle point hereof.
- 22. North 04° 38' 44" East a distance of 71.04 feet (record North 04° 38' 44" East, 71.04 feet) to a calculated angle point hereof.
- 23. North 65° 53' 00" East a distance of 55.49 feet (record North 65° 53' 00" East, 55.49 feet) to a calculated angle point hereof.
- 24. North 83° 04' 18" East a distance of 122.33 feet (record North 83° 04' 18" East, 122.33 feet) to a calculated angle point hereof.
- 25. North 87° 50' 29" East a distance of 28.69 feet (record North 87° 50' 29" East, 28.69 feet) to a calculated angle point hereof.
- 26. North 77° 00' 12" East a distance of 33.86 feet (record North 77° 00' 12" East, 33.86 feet) to a calculated angle point hereof.
- 27. North 37° 22' 03" East a distance of 76.21 feet (record North 37° 22' 03" East, 76.21 feet) to a calculated angle point hereof.
- 28. North 29° 37' 41" East a distance of 57.92 feet (record North 29° 37' 41" East, 57.92 feet) to a calculated angle point hereof.
- 29. North 09° 39' 38" West a distance of 79.18 feet (record North 09° 39' 38" West, 79.18 feet) to a calculated angle point hereof.
- 30. North 25° 25' 50" West a distance of 147.48 feet (record North 25° 25' 50" West, 147.48 feet) to a calculated angle point hereof.
- 31. North 37° 29' 40" West a distance of 54.39 feet (record North 37° 29' 40" West, 54.39 feet) to a calculated angle point hereof.
- 32. North 27° 31' 41" West a distance of 55.61 feet (record North 27° 31' 41" West, 55.61 feet) to a calculated angle point hereof.
- 33. North 01° 52' 07" West a distance of 62.55 feet (record North 01° 52' 07" West, 62.55 feet) to a calculated angle point hereof.
- 34. North 33° 58' 59" West a distance of 57.69 feet (record North 33° 58' 59" West, 57.69 feet) to a calculated angle point hereof, with plastic cap marked "Ford Engineering Inc.", on the southwestern top bank of the Medina River, for an angle point hereof, from which a calculated angle point in the southwestern boundary line of the City of San Antonio 285.47 acre tract bears North 33° 58' 59" West a distance of 50.21 feet (record North 33° 58' 59" West, 107.91 feet, overall).

THENCE: Leaving the southwestern boundary line and crossing through the City of San Antonio 285.46 acre tract, the following Fifteen (15) courses and distances:

- 1. North 00° 38' 29" West a distance of 86.59 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", for an exterior corner hereof.
- 2. North 30° 02' 28" East a distance of 278.84 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", for an interior corner hereof.
- 3. North 17° 30' 00" East a distance of 278.84 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", for an interior corner hereof.
- 4. North 02° 29' 00" West a distance of 99.15 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", for an interior corner hereof.
- 5. South 88° 08' 24" West a distance of 213.77 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", for an exterior corner hereof.
- 6. North 00° 38' 29" East a distance of 120.02 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", for an exterior corner hereof.
- 7. North 09° 07' 14" East a distance of 278.19 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", in the northeast line of a 40' irrigation canal easement, recorded in Volume 3297, Page 578, Deed Records of Bexar County, Texas, for an exterior corner hereof.
- 8. North 40° 00' 50" West, along the northeast line of the 60' irrigation canal easement, a distance of 97.47 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", for an exterior corner hereof.
- 9. North 00° 44' 13" West, leaving the northeast line of the 60' irrigation canal easement, a distance of 56.35 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", in the southwest line of a 40' water and sludge line easement, part 1, recorded in Volume 8743, Page 1336, Deed Records of Bexar County, Texas, for an interior corner hereof.
- 10. North 62° 14' 29" West, along the southwest line of the 40' water and sludge line easement, a distance of 67.19 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", for an exterior corner hereof.
- 11. North 00° 44' 13" West, crossing the 40' water and sludge line easement, a distance of 46.53 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", in the northeast line of the 40' water and sludge line easement, for an interior corner hereof.
- 12. North 62° 14' 29" West, along the northeast line of the 40' water and sludge line easement, a distance of 47.87 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", at an angle point of the 40' water and sludge line easement, for an interior corner hereof.
- 13. North 72° 41' 17" West, along the northeast line of the 40' water and sludge line easement, a distance of 58.80 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", at a point that is 200 feet south of the north boundary line of the City of San Antonio 285.47 acre tract, for the northeast corner hereof.
- 14. North 00° 52' 07" East, leaving the northeast line of the 40' water and sludge line easement, a distance of 58.80 feet to 1/2 inch iron rod set, with plastic cap marked "Ford Engineering Inc.", for an exterior corner hereof.
- 15. South 89° 07' 34" East, 200 feet south and parallel to the north boundary line of the City of San Antonio 285.47 acre tract, a distance of 286.25 feet to POINT OF BEGINNING, containing 123.133 acres of land.

BANK OF MEDINA RIVER

COURSE	BEARING	DISTANCE
L1	S 82° 15' 15" W	110.75
L2	S 34° 35' 03" W	144.27
L3	N 14° 24' 28" E	36.44
L4	S 20° 19' 48" W	30.24
L5	N 10° 32' 14" E	184.37
L6	S 18° 13' 37" W	81.76
L7	S 89° 13' 17" W	106.71
L8	N 81° 22' 00" W	99.00
L9	S 70° 08' 48" W	108.88
L10	N 47° 52' 51" W	102.36
L11	N 16° 42' 45" E	75.78
L12	N 15° 40' 09" E	33.14
L13	N 33° 09' 32" E	85.12
L14	N 00° 17' 29" E	45.15
L15	N 22° 22' 37" W	26.18
L16	N 32° 45' 14" E	17.74
L17	N 39° 04' 48" W	93.17
L18	N 41° 35' 00" W	40.71
L19	N 09° 23' 18" W	46.71
L20	N 84° 44' 22" W	33.95
L21	N 20° 09' 37" W	71.04
L22	N 04° 38' 44" E	71.04
L23	N 65° 53' 00" E	55.49
L24	N 83° 04' 18" E	122.33
L25	N 87° 50' 29" E	28.69
L26	N 77° 00' 12" E	33.86
L27	N 37° 22' 03" E	76.21
L28	N 29° 37' 41" E	57.92
L29	N 09° 39' 38" W	79.18
L30	N 25° 25' 50" W	147.48
L31	N 37° 29' 40" W	54.39
L32	N 27° 31' 41" W	55.61
L33	N 01° 52' 07" W	62.55
L34	N 33° 58' 59" W	57.69

NOTES:  
● ALL SET PINS ARE 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "FORD ENG. INC."  
● FOUND PINS ARE 1/2" REBAR  
OPR = OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS  
MHW = SANITARY SEWER MANHOLE  
THIS SURVEY IS PRODUCED WITHOUT THE AD OF A TITLE COMMITTEE.

TO: SAN ANTONIO WATER SYSTEM, THE CITY OF SAN ANTONIO  
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION 4 SURVEY.  
ROBERT W. JOHNSTON, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5579, DATE: 05-27-2020, PROJECT NO. 1800-4110  
BEARING AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93. COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.  
A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.  
A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAN AS PER FIRM MAP NO. 48029C0590G, COMMUNITY PANEL NO. 480045, DATED: SEPTEMBER 29, 2010.



FORD ENGINEERING INC.  
ENGINEERING \* SURVEYING \* PLANNING  
10927 WYE DRIVE, STE 104, SAN ANTONIO, TEXAS 78217 \* P:(210) 590-4777 \* F:(210)-590-4940  
TBPE No. 11623 \* WWW.FORDEENGINEERING.COM \* TBPLS No. 10018400

PLAT SHOWING  
123.133 ACRES TRACT  
SITUATED IN THE JOSE ANTONIO DE LA GARZA TWO LEAGUE GRANT, ABSTRACT NO. 3, COUNTY BLOCK 4006 BEING A PORTION OF A CALLED 285.47 ACRES, CONVEYED TO THE CITY OF SAN ANTONIO, RECORDED IN DOCUMENT NUMBER 20180010715 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.