



• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC

Field Notes for a Tract of Land
Containing 13.972 acre (608,634.96 square feet)

A 13.972 acre (608,634.96 square feet) tract of land in the City of San Antonio, Bexar County, Texas, out of the M. Contis Survey no. 326, County Block No. 4438, Abstract No. 130, Bexar County, Texas, being all of Lot 8, Block 16, New City Block 13382, as shown on subdivision plat of Malibu Grand Prix as recorded in Volume 9526, Page 151, the remaining portion of Lot 25, Block 8, New City Block 13319, as shown on subdivision plat of Greenbriar Unit-12 recorded in Volume 5870, Page 201, the remaining portion of Lot 4, New City Block 13382, as shown on re-subdivision plat of Greenbriar Unit 13 recorded in Volume 7900, Pages 51-53, the remainder of Lot 6, New City Block 13382, as shown on subdivision plat of Greenbriar Exchange Plaza recorded in Volume 9000, Page 229, being all of the Real Property designated as a 13.9903 acre tract of land described by Special Warranty Deed conveyed to Realtex Venture Capital, L.P. recorded in Volume 14354, Page 755, all of the Official Public Records of Bexar County, Texas, said 13.972 acre (608,634.96 square feet) tract of land being more particularly described as follows:

Beginning: at a found ½” iron rod on the northeasterly right of way line of Interstate Highway 10, a 300-foot wide (minimum) right-of-way, being the south corner of said Lot 8, Block 16 and the west corner of Lot 7, Block 16, New City Block 13382, as shown on plat of Greenbriar Subdivision Unit 15 recorded in Volume 9502, Page 158 of the Official Public Records of Bexar County, Texas, being the south corner of said 13.9903 acre tract and being the south corner of the herein described tract; said iron rod being a point of curvature to the right;

Thence, with the northeasterly right-of-way line of said Interstate Highway 10 and the southwesterly boundary of said 13.9903 acre tract, the following four (4) courses:

Along the arc of said curve to the right, 433.80 feet, having a radius of 765.43 feet, a central angle of 32 degrees 28 minutes 18 seconds, and a chord bearing and distance of North 45 degrees 48 minutes 18 seconds West, 428.02 feet to a found Texas Department of Transportation brass disk monument, being a point of tangency;

North 29 degrees 26 minutes 20 seconds West, a distance of 407.24 feet to a found Texas Department of Transportation brass disk monument, being a point of curvature to the right;

Along the arc of said curve to the right, 247.62 feet, having a radius of 2748.79 feet, a central angle of 05 degrees 09 minutes 41 seconds, and a chord bearing and distance of North 26 degrees 51 minutes 29 seconds West, 247.53 feet to a set ½” iron rod with an orange plastic cap stamped “MTR ENG”, being a point of compound curvature to the right;

Along the arc of said curve to the right, 41.81 feet, having a radius of 25.00 feet, a central angle of 95 degrees 49 minutes 20 seconds, and a chord bearing and distance of North 23 degrees 38 minutes 02 seconds East, 37.11 feet to a set ½” iron rod with an orange plastic cap stamped “MTR ENG” on the south right-of-way line of Briaridge Drive, a variable width (60-foot minimum) right-of-way, said iron rod being a point of tangency;

Thence, with the south right-of-way line of said Briaridge Drive and the north boundary of said 13.9903 acre tract, North 71 degrees 23 minutes 11 seconds East, a distance of 352.85 feet to a found ½” iron rod, being the west corner of Lot 5, Block 16, New City Block 13382, as shown on plat of Granada Royale Hometel Subdivision recorded in Volume 8700, Page 136 of the Official Public Records of Bexar County, Texas, said iron rod being the most northerly corner of said 13.9903 acre tract and being the most northerly corner of the herein described tract;

Thence, leaving the south right-of-way line of said Briaridge Drive, with the westerly and southerly boundary of said Lot 5, Block 16, the following two (2) courses:

South 32 degrees 09 minutes 48 seconds East, a distance of 518.97 feet to a found ½” iron rod with yellow plastic cap stamped “RWP INC RPLS”, being the south corner of said Lot 5, Block 16;

North 53 degrees 47 minutes 30 seconds East, a distance of 401.44 feet to a found ½” iron rod on the southwesterly right-of-way line of Cherry Ridge Drive, a 60-foot wide right-of-way, being the east corner of said Lot 5, Block 16;

Thence, with the southwesterly right-of-way line of said Cherry Ridge Drive and the northeasterly boundary of said 13.9903 acre tract, the following two (2) courses:

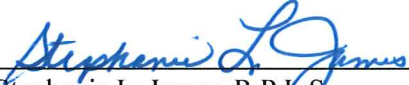
South 42 degrees 11 minutes 59 seconds East, a distance of 386.50 feet to a found ½” iron rod, at a point of curvature to the left;

Along the arc of said curve to the left, 60.64 feet, having a radius of 383.26 feet, a central angle of 08 degrees 58 minutes 32 seconds, and a chord bearing and distance of South 45 degrees 15 minutes 46 seconds East, 59.98 feet to a found ½” iron rod at a point of non-tangency, being an interior corner of, and on the northwest boundary of Lot 14, Block 16, New City Block 13382, as shown on subdivision plat of Greenbriar Unit-13 recorded in Volume 9566, Pages 33-34 of the Official Public Records of Bexar County, Texas, being the most easterly corner of said 13.9903 acre tract and the most easterly corner of the herein described tract;

Thence, leaving the southwesterly right-of-way line of Cherry Ridge Drive, with the south boundary of said 13.9903 acre tract, South 52 degrees 15 minutes 46 seconds West, a distance of 800.20 feet to the **Point of Beginning**, containing 13.972 acre (608,634.96 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A survey of even date was prepared for this description.




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Date: 2018-01-04 Job No. 17149