



31.915 Acres
(1,390,214 Sq. Ft.)
2220-11422_ex1.dwg

Fn. No. 2220-11422-1R2
October 17, 2018
Job No. 2220-11422

FIELDNOTE DESCRIPTION

Being 31.915 acres situated in the city of San Antonio, Bexar County, Texas, and consisting of Tract 1 (0.854 Acres, New City Block 18333) and Tract 2 (31.07 Acres, New City Block 34727 and New City Block 34760) as conveyed to TYL Holdings by Special Warranty Deed dated September 3, 2015 and recorded September 4, 2015 in Book 17443, Page 24 of the Official Public Records of Bexar County, Texas; said 31.915 acres being more particularly described by Metes and Bounds with all bearings being referenced to the South line of said 31.07 acres, being S 89° 58' 52" E, as recorded in said Volume 17443, Page 24:

Beginning, at a found fence corner post at the intersection of the South and East right-of-way lines of Heuermann Road, for the Northwest corner of said 31.07 acre tract;

Thence, S 89° 47' 08" E, 1783.11 feet, along the South right-of-way line of Heuermann Road, to a called iron stake on the West side of a 40 foot road (Ownership and recording not found), for the Northeast corner of the herein described tract;

Thence, S 00° 08' 08" E, 748.20 feet, along the East line of said 31.07 acres and the West line of said 40 foot roadway, to a called iron stake for the Southeast corner of said 31.07 acre tract; said point also being the Northeast corner of a called 0.854 acre tract, as conveyed to ELMAC, Ltd. in Volume 11646 Page 1450 of the Official Public Records of Bexar County, Texas;

Thence, S 89° 58' 52" W, 371.74 feet, along the South line of said 31.07 acre tract and the North line of said ELMAC, Ltd. 0.854 acre tract and the North line of 102.80 acre tract conveyed to ELMAC, Ltd in Volume 11259, Page 803 of the Official Public Records of Bexar County, Texas, to a called iron pin for the Northeast corner of said Tract 1 (0.854 acres);

Thence, along the remaining lines of said Tract 1 (0.854 acres) and the interior lines of said 102.80 acre tract as follows:

- S 00° 01' 08" E, 100.00 feet, to a called iron pin for corner;
- S 89° 58' 52" W, 372.06 feet, to a called iron pin for corner;

- N 00° 01' 08" W, 100.00 feet, to a called iron pin on the South line of said 31.07 acre tract for corner;

Thence, S 89° 58' 52" W, along the South line of said 31.07 acre tract and the North line of said 102.80 acre tract, to a called fence corner post on the East right-of-way line of Heuermann Road, for the Southeast corner of the herein described tract of land; said point also being the Northwest corner of said 102.80 acre tract;

Thence, along the West lines of said 31.07 acre tract and the East right-of-way line of Heuermann Road as follows:

- N 03° 36' 08" W, 299.40 feet, to a point for corner;
- N 03° 27' 52" E, 457.49 feet, to the **Point of Beginning**, containing 31.915 acres (1,390,214 square feet) of land, more or less.

Note: Sketch of even date to accompany this Field Note Description.

"This document was prepared under 22 TAC §663.21, 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."


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 210/525-9090
 TBPLS Firm No.: 10194228

10-19-18
DATE

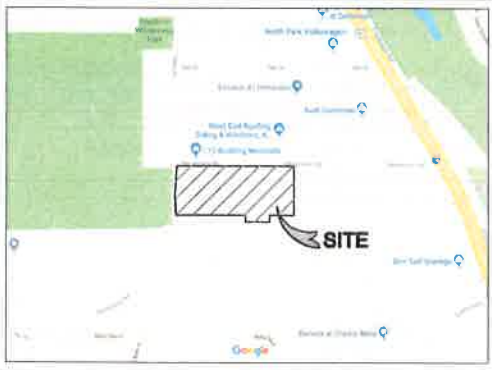


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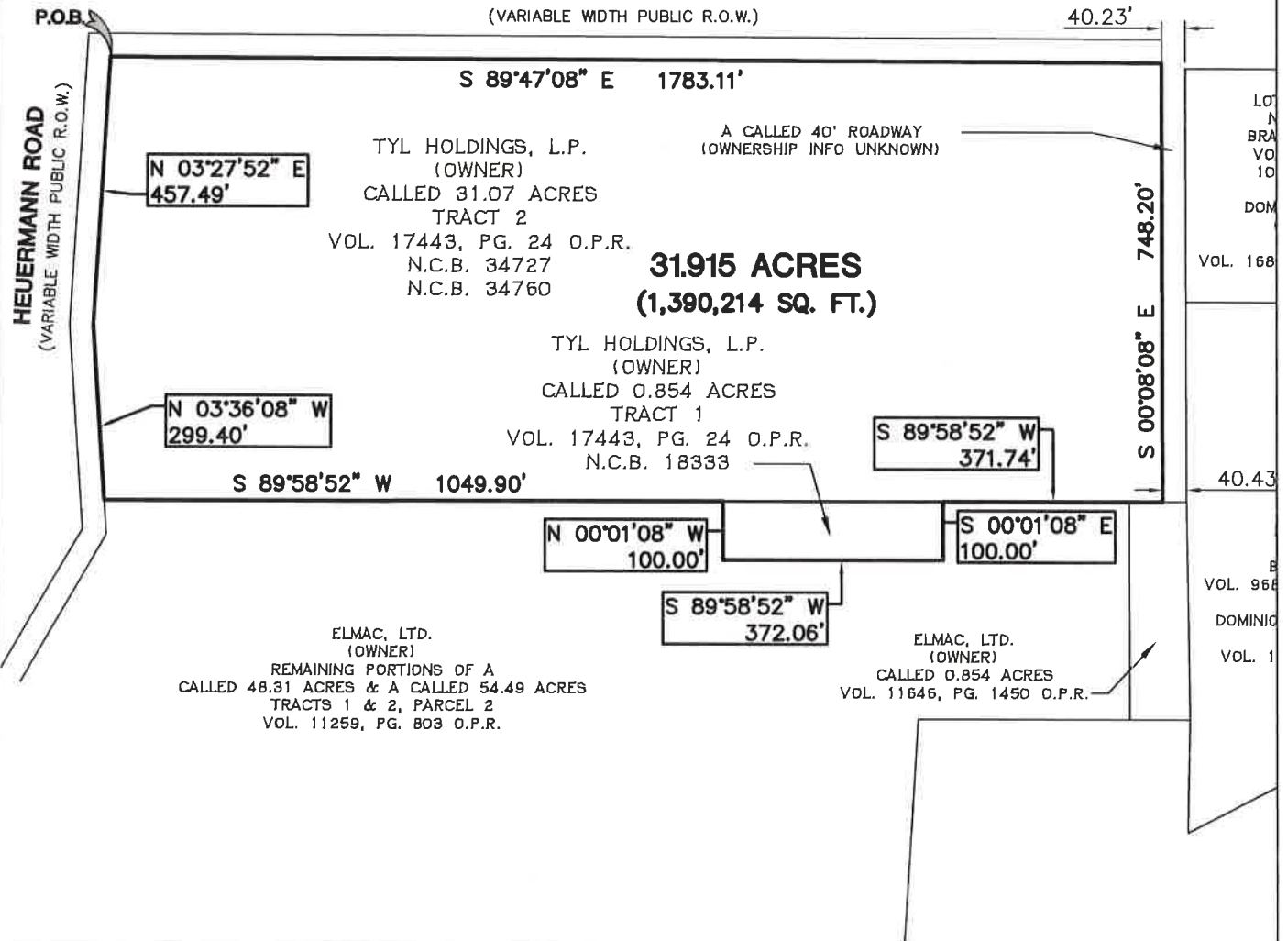
LEGEND

- 1/2" IRON ROD FOUND
- ▲ PK NAIL FOUND
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING



VICINITY MAP
N.T.S.
SAN ANTONIO, TEXAS

HEUERMANN ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)



HEUERMANN ROAD
(VARIABLE WIDTH PUBLIC R.O.W.)

P.O.B.

40.23'

S 89°47'08" E 1783.11'

N 03°27'52" E
457.49'

N 03°36'08" W
299.40'

S 89°58'52" W 1049.90'

A CALLED 40' ROADWAY
(OWNERSHIP INFO UNKNOWN)

748.20'
S 00°08'08" E

S 89°58'52" W
371.74'

N 00°01'08" W
100.00'

S 00°01'08" E
100.00'

S 89°58'52" W
372.06'

LOT
N
BRA
VO
10
DOM
VOL. 168
40.43
B
VOL. 968
DOMINIC
VOL. 1

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SKETCH TO ACCOMPANY DESCRIPTION OF

OF 31.915 ACRES SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS CONSISTING OF TRACT 1, A CALLED 0.854 ACRES OUT OF N.C.B. 18333, AND TRACT 2, A CALLED 31.07 ACRES OUT OF N.C.B. 34727 & N.C.B. 34760, AS DESCRIBED IN VOLUME 17443, PAGE 24 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

ZONING EXHIBIT

SHEET 3 OF 3