

DESCRIPTION OF  
177.51 ACRES  
(7,736,952 SQUARE FEET)

BEING 177.51 ACRES (7,732,161 SQUARE FEET) OF LAND LOCATED IN THE JUAN MONTEZ GRANT, ABSTRACT NUMBER 11, COUNTY BLOCKS 4007 AND 4069B, BEXAR COUNTY, TEXAS, CONSISTING OF TWO TRACTS OF LAND, FIRST TRACT OF LAND BEING A CALLED 121.89 ACRES OF LAND FROM BENCHMARK ACQUISITIONS, LLC TO BLUE WING TRAILS, LTD. AS RECORDED IN DOCUMENT NUMBER 20190116640 OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS(O.P.R.B.C.TX) SAME BEING THE REMAINDER OF A 97.14 ACRE TRACT AND ALL OF A 23.5 ACRE TRACT AS DESCRIBED IN THE DEED TO SHIRLEY ANN ROEMER AND LOU MARIE GREEN AS RECORDED IN VOLUME 18738, PAGE 1444, O.P.R.B.C.TX, A PORTION OF A 1.000 ACRE TRACT DESCRIBED IN THE DEED TO SHIRLY ANN ROEMER AS RECORDED IN VOLUME 5385, PAGE 712 O.P.R.B.C.TX, AND A PORTION OF A 0.55 ACRE TRACT AS DESCRIBED IN THE DEED TO SHIRLEY ANN ROEMER AS RECORDED IN VOLUME 18738, PAGE 1448 O.P.R.B.C.TX, THE SECOND TRACT OF LAND BEING 57.20 ACRE TRACT CONVEYED TO BLUE WING TRAILS, LTD. FROM BENCHMARK ACQUISITIONS, LLC AS DESCRIBED IN DOCUMENT NUMBER 20200213088 O.P.R.B.C.TX, ALSO BEING A PORTION OF THAT CERTAIN CALLED 87.195 ACRE TRACT DESCRIBED IN THE DEED TO L.F. LANGE AND, MARIE M. LANGE BY AN INSTRUMENT OF RECORD UNDER VOLUME 6695, PAGE 335, OF THE DEED RECORDS OF SAID BEXAR COUNTY, TEXAS (B.C.D.R.), BEING A PORTION OF LOTS 23, 24 AND 40, BLOCK 12 AS SHOWN ON SOUTHTON FARMS AND FIVE ACRE SUBDIVISION, A SUBDIVISION OF RECORD UNDER VOLUME 368, PAGE 108 OF THE PLAT RECORDS OF SAID BEXAR COUNTY, TEXAS (B.C.P.R.), AND BEING ALL OF BLOCK 11 OF SAID SOUTHTON FARMS AND FIVE ACRE SUBDIVISION, SAID 177.51 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED UPON THE STATE PLANE COORDINATE SYSTEM NAD 83, TEXAS SOUTH CENTRAL ZONE (4204)):

**BEGINNING** AT A 5/8 INCH IRON ROD FOUND IN THE WESTERLY RIGHT OF WAY(R.O.W.) OF U.S. INTERSTATE 37(I-37) SAME BEING THE NORTHEAST CORNER OF SAID 121.62 ACRE TRACT AND THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 137.669 ACRE TRACT DESCRIBED IN THE DEED TO TX SOLAR I LLC BY SPECIAL WARRANTY DEED RECORD IN BOOK 14348, PAGE 1372 O.P.R.B.C.TX;

**THENCE**, S 04° 41' 04" E, ALONG SAID WESTERLY R.O.W. OF I-37, A DISTANCE OF 196.33 FEET TO A FOUND 5/8 INCH IRON ROD FOR THE MOST EASTERLY CORNER OF SAID 121.62 ACRE TRACT SAME BEING THE NORTHWEST CORNER OF A CALLED 14.981 ACRE TRACT CONVEYED TO I-37 PARK LTD AS DESCRIBED IN VOLUME 6943, PAGE 13 O.P.R.B.C.TX;

**THENCE**, S 37° 25' 58" W, DEPARTING SAID WESTERLY R.O.W. OF I-37, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID 121.62 ACRE TRACT AND SAID 14.981 ACRE TRACT, A DISTANCE OF 1,319.54 FEET TO A FOUND 1 INCH IRON PIPE FOR THE SOUTHEAST CORNER OF SAID 121.62 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 14.981 ACRE TRACT;

**THENCE**, N 54° 00' 51" W, ALONG THE SOUTHWEST LINE OF SAID 121.62 ACRE TRACT, A DISTANCE OF 2,404.55 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RICKMAN" FOUND FOR AN ANGLE POINT;

**THENCE**, N 54° 09' 23" W, CONTINUING ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 121.62 ACRE TRACT, A DISTANCE OF 387.20 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 57.20 ACRE TRACT AND THE NORTHEAST CORNER BLOCK 11 OF SAID SOUTHTON FARMS AND FIVE ACRE SUBDIVISION SAME BEING THE NORTHWEST CORNER OF A CALLED 38.68 ACRE TRACT CONVEYED TO HAROLD EUGENE HENZE AS DESCRIBED IN VOLUME 8135, PAGE 1200 O.P.R.B.C.TX, FROM WHICH A FOUND 1/2 INCH IRON ROD BEARS S 36°04' 55" W, 1.95 FEET;

**THENCE**, S 36° 05' 00" W, DEPARTING THE SOUTH LINE OF SAID 121.62 ACRE TRACT, ALONG THE EAST LINE OF SAID 57.20 ACRE TRACT AND SAID BLOCK 11, COMMON TO THE WEST LINE OF SAID 38.68 ACRE TRACT AND SAID BLOCK 8, A DISTANCE OF 1,856.02 FEET (CALLED 1,854.11 FEET) TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID ACRE TRACT AND SAID BLOCK 11, COMMON TO THE SOUTHWEST CORNER OF SAID 38.68 ACRE TRACT AND SAID BLOCK 8, AND ON THE NORTH RIGHT-OF-WAY LINE OF MICKEY ROAD (CALLED 30' WIDE) AS DESCRIBED IN VOLUME 368, PAGE 108 O.P.R.B.C.TX;

**THENCE**, N 53° 57' 14" W, ALONG A SOUTHWEST LINE OF SAID 57.20 ACRE TRACT AND SAID BLOCK 11, COMMON TO THE NORTH RIGHT-OF-WAY LINE OF SAID MICKEY ROAD, 1,123.71 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 57.20 ACRE TRACT AND SAID BLOCK 11, COMMON TO THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 2.14 ACRE TRACT DESCRIBED IN THE DEED TO ANNETTE D. AWAD AND WILLIAM GEORGE GARZA, SR. BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 20130102452 O.P.R.B.C.TX. AND LOT 22, BLOCK 12 AS SHOWN ON SAID SOUTHTON FARMS AND FIVE ACRE SUBDIVISION;

**THENCE**, N 36° 15' 44" E, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID MICKEY ROAD, ALONG A WESTERLY LINE OF SAID 57.20 ACRE TRACT AND THE WEST LINE OF SAID BLOCK 11, COMMON TO THE EAST LINE OF SAID 2.14 ACRE TRACT AND SAID LOT 22, AT 288.67 FEET, PASS THE COMMON EAST CORNER OF SAID 2.14 ACRE TRACT AND THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO JOSE DEJESUS FERNANDEZ AND NORMA ALICIA HERRERA BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 2013179888 O.P.R.B.C.TX, FROM SAID COMMON EAST CORNER, A FOUND 1/2 INCH IRON ROD BEARS SOUTH 53° 44' 16" EAST, 1.67 FEET, CONTINUING ALONG A WESTERLY LINE OF SAID 57.20 ACRE TRACT AND THE WEST LINE OF SAID BLOCK 11, COMMON TO EAST LINE OF SAID FERNANDEZ/HERRERA TRACT AND SAID LOT 22 FOR A TOTAL DISTANCE OF 604.02 FEET (CALLED 606.10 FEET) TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PRECISION SURVEYING" FOUND FOR AN INTERIOR WESTERLY CORNER OF SAID 57.20 ACRE TRACT, COMMON THE NORTHEAST CORNER OF SAID FERNANDEZ/HERRERA TRACT AND SAID LOT 22, COMMON TO THE SOUTHEAST CORNER OF LOT 23, BLOCK 12, AS SHOWN ON SAID SOUTHTON FARMS AND FIVE ACRE SUBDIVISION;

**THENCE**, N 54° 00' 42" W, DEPARTING THE WEST LINE OF SAID BLOCK 11, ALONG A SOUTH LINE OF SAID 57.20 ACRE TRACT AND SAID LOT 23 AND LOT 24, BLOCK 12, AS SHOWN ON SAID SOUTHTON FARMS AND FIVE ACRE SUBDIVISION, COMMON TO THE NORTH LINE OF SAID FERNANDEZ/HERRERA TRACT AND SAID LOT 22 AND LOT 21, BLOCK 12, AS SHOWN ON SAID SOUTHTON FARMS AND FIVE ACRE SUBDIVISION, 388.38 FEET TO A POINT FOR CORNER FROM WHICH A FOUND 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THAT CERTAIN CALLED 5.0 ACRE TRACT DESCRIBED IN THE DEED TO RODOLFO Y. PECINA AND REBECCA M. PECINA, BY AN INSTRUMENT OF RECORD UNDER VOLUME 4543, PAGE 1262 O.P.R.B.C.TX, AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, ON THE SOUTH LINE OF SAID LOT 24, COMMON TO THE NORTH LINE OF SAID LOT 21, BEARS N54°00'42"W A DISTANCE OF 74.67 FEET;

**THENCE**, N 16° 56' 37" E, A DISTANCE OF 135.77 FEET TO A POINT FOR CORNER OF HEREIN DESCRIBED TRACT;

**THENCE**, N 49° 18' 00" E, DEPARTING SAID COMMON LINE, ALONG THE EAST LINE OF SAID 5.0 ACRE TRACT, PASSING AT 90.83 FEET A 1/2 INCH IRON ROD (DISTURBED) FOUND FOR THE COMMON EAST CORNER OF SAID 5.0 ACRE TRACT AND THAT CERTAIN CALLED 9.9 ACRE TRACT CONVEYED TO RODOLFO Y. PECINA AND REBECCA M. RECINA (PER BEXAR COUNTY APPRAISAL DISTRICT), AS DESCRIBED BY AN INSTRUMENT OF RECORD UNDER VOLUME 6537, PAGE 1682 O.P.R.B.C.TX, CONTINUING ALONG THE EAST LINE OF SAID 9.9 ACRE TRACT, PASSING AT 505.02 FEET A 1/2 INCH IRON ROD WITH CAP STAMPED "M&J 3676" FOUND FOR THE COMMON EAST CORNER OF SAID 9.9 ACRE TRACT AND THAT CERTAIN CALLED 15.0 ACRE TRACT DESCRIBED IN THE DEED TO MIGUEL L. FERNANDEZ, MARIA DOLORES FERNANDEZ AND MARIA IRMA FERNANDEZ, BY AN INSTRUMENT OF RECORD UNDER DOCUMENT NUMBER 20070072544 O.P.R.B.C.TX, CONTINUING ALONG AN EASTERLY LINE OF SAID 15.0 ACRE TRACT FOR A TOTAL DISTANCE OF 817.11 FEET TO ONE-FOOT WOOD FENCE POST FOUND FOR AN EASTERLY CORNER OF SAID 15.0 ACRE TRACT, COMMON TO A NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 2-INCH IRON PIPE BEARS S34° 29' 18"W, 5.22 FEET;

**THENCE**, N 28° 14' 11" E, ALONG THE EASTERLY LINE OF SAID 15.0 ACRE TRACT, A DISTANCE OF 326.80 FEET TO A POINT (CALLED DISTANCE 324.06 FEET) FOR THE NORTHEAST CORNER OF SAID 15.0 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ON THE NORTH LINE OF SAID 57.20 ACRE TRACT AND LOT 40, BLOCK 12 AS SHOWN ON SAID SOUTHTON FARMS AND FIVE ACRE SUBDIVISION, COMMON TO THE SOUTHWEST LINE OF THE SAID 121.62 ACRE TRACT FROM WHICH A RAILROAD TIE FENCE POST FOUND BEARS S 20° 30' 41" W 3.05 FEET ;

**THENCE**, N 54° 09' 23" W, ALONG THE COMMON BOUNDARY LINE OF SAID 121.62 ACRE TRACT AND SAID 15.00 ACRE TRACT, A DISTANCE OF 462.34 FEET TO A POINT FOR THE CORNER OF SAID 121.62 ACRE TRACT, COMMON TO THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO RODNEY GEAN SCHATHER, SR. AS DESCRIBED IN VOLUME 9532, PAGE 1156 O.P.R.B.C.TX;

**THENCE**, N 36° 20' 34" E, ALONG THE WESTERLY LINE OF SAID 121.62 ACRE TRACT SAME BEING THE EASTERLY LINE OF SAID 1.00 ACRE TRACT, A DISTANCE OF 184.68 FEET TO A 1/2 INCH IRON ROD FOUND A CORNER OF SAID 121.62 ACRE TRACT SAME BEING THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT;

**THENCE**, N 54° 05' 51" W, CONTINUING ALONG THE NORTHERLY LINE OF SAID 1.00 ACRE TRACT SAME BEING COMMON WITH SAID 121.62 ACRE TRACT, A DISTANCE OF 236.11 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED "RICKMAN" FOR THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT AND SAME BEING THE NORTHEAST CORNER OF A CALLED 0.55 ACRE TRACT CONVEYED TO SHIRLEY ANN ROEMER AS DESCRIBED IN DOCUMENT NUMBER 20170181965 O.P.R.B.C.TX;

**THENCE**, N 71° 52' 16 W, ALONG THE COMMON LINE OF SAID 121.62 ACRE TRACT AND SAID 0.55 ACRE TRACT, A DISTANCE OF 17.30 FEET, TO A 1/2 IRON ROD WITH CAP STAMPED "RICKMAN" FOUND FOR A POINT OF CURVATURE TO THE RIGHT;

**THENCE**, ALONG SAID CURVE TO RIGHT, HAVING A RADIUS OF 435.00 FEET, ARC LENGTH OF 136.10 FEET, A DELTA ANGLE 17° 55' 35", A CORD BEARING OF N 62° 25' 03" W, WITH A CORD LENGTH 135.55 FEET, TO A POINT FOR THE POINT OF TANGENCY;

**THENCE**, N 54° 32' 52" W, CONTINUING ALONG SAID COMMON LINE OF THE 121.62 ACRE TRACT AND 0.55 ACRE TRACT, A DISTANCE OF 85.15 FEET, TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RICKMAN" FOUND IN THE EASTERLY R.O.W. OF BLUE WING ROAD ALSO BEING THE MOST WESTERLY CORNER OF SAID 121.62 ACRE TRACT SAME BEING THE NORTHWEST CORNER OF SAID 0.55 ACRE TRACT;

**THENCE**, N 36° 28' 38" E, ALONG SAID EASTERLY R.O.W. OF BLUE WING ROAD COMMON WITH THE MOST WESTERLY LINE OF SAID 121.62 ACRE TRACT, A DISTANCE OF 70.02 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMP "RICKMAN" FOR THE SOUTHWEST CORNER OF A REMAINDER OF A CALLED 1.00 ACRE CONVEYED TO SHIRLEY ANN ROEMER AS DESCRIBED IN VOLUME 5385, PAGE 712 O.P.R.B.C.TX;

**THENCE**, S 54° 20' 38" E, DEPARTING SAID BLUE WING ROAD R.O.W., CONTINUING ALONG SAID COMMON LINE OF SAID 121.62 ACRE TRACT AND REMAINDER OF A 1.00 ACRE TRACT, A DISTANCE OF 84.72 FEET TO A 1/2 INCH IRON WITH CAP STAMPED "RICKMAN" FOUND FOR A POINT OF CURVATURE TO THE LEFT;

**THENCE**, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 365.00 FEET, AN ARC LENGTH OF 155.31 FEET, A DELTA ANGLE 24° 22' 49", A CHORD BEARING S 65° 42' 13" E AND CHORD DISTANCE OF 154.14 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RICKMAN" FOUND FOR A CORNER OF SAID 121.62 ACRE TRACT SAME BEING THE SOUTHEAST CORNER OF SAID REMAINDER OF 1.00 ACRE TRACT;

**THENCE**, N 36° 20' 34" E, CONTINUING ALONG SAID COMMON LINE OF THE 121.62 ACRE TRACT AND REMAINDER OF A 1.00 ACRE TRACT, A DISTANCE OF 109.29 FEET TO A POINT FOR A CORNER OF SAID 121.62 ACRE TRACT SAME BEING COMMON WITH THE NORTHEAST CORNER OF SAID REMAINDER OF A 1.00 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.90 ACRE TRACT CONVEYED TO LOU MARIE AND DENNIS JOHN GREEN AS DESCRIBED IN VOLUME 6485, PAGE 743 O.P.R.B.C.TX AND BEING THE SOUTHWEST CORNER OF A CALLED 2.00 ACRE TRACT CONVEYED TO LAURA E. CARRASCO AS DESCRIBED IN VOLUME 16076, PAGE 956 O.P.R.B.C.TX;

**THENCE**, S 54° 09' 23" E, ALONG THE COMMON LINE OF SAID 121.62 ACRE TRACT AND SAID 2.00 ACRE TRACT, A DISTANCE OF 330.55 FEET TO A COTTON SPINDLE IN CONCRETE FOUND FOR A CORNER OF SAID 121.62 ACRE TRACT SAME BEING THE SOUTHEAST CORNER OF SAID 2.00 ACRE TRACT;

**THENCE**, N 36° 20' 34" E, ALONG THE COMMON LINE OF SAID 121.62 ACRE TRACT AND SAID 2.00 ACRE TRACT, A DISTANCE 376.24 FEET TO A POINT FOR CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID 2.00 ACRE TRACT WHICH IS ALSO LYING IN THE SOUTHERLY BOUNDARY LINE OF A CALLED 33.04 ACRE TRACT CONVEYED TO CODY B. BYROM AS SHOWN IN VOLUME 8782, PAGE 972 O.P.R.B.C.TX;

**THENCE**, S 54° 03' 23" E, CONTINUING ALONG THE COMMON LINE OF SAID 121.62 ACRE TRACT AND SAID 33.04 ACRE TRACT, A DISTANCE OF 2,167.89 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RICKMAN" FOUND FOR A CORNER OF HEREIN DESCRIBED TRACT AND THE SOUTHEAST CORNER OF SAID 33.04 ACRE TRACT;

**THENCE**, N 36° 20' 37" E, CONTINUING WITH THE COMMON LINE OF SAID 121.62 ACRE AND 33.04 ARCE TRACTS, PASSING AT A DISTANCE OF 542.24 FEET THE NORTHEAST CORNER OF SAID 33.04 ACRE TRACT SAME BEING THE SOUTHEAST CORNER OF A CALL 11.048 ACRE TRACT CONVEYED TO CONRADO AND GRACE KELLER ALVARADO AS DESCRIBED IN VOLUME 16222, PAGE 1922 O.P.R.B.C.TX, FOR A TOTAL DISTANCE OF 718.24 FEET TO A FOUND 1 INCH IRON PIPE FOR THE MOST NORTHWEST CORNER OF HEREIN DESCRIBED TRACT AND THE NORTHEAST CORNER OF SAID 11.048 ACRE TRACT WHICH IS ALSO LYING IN THE SOUTHERLY BOUNDARY LINE OF SAID TX SOLAR I LLC'S 137.669 ACRE TRACT;

**THENCE**, S 54° 21' 56" E, ALONG THE COMMON LINE OF HEREIN DESCRIBE TRACT AND SAID 137.669 ACRE TRACT, A DISTANCE OF 353.41 FEET TO A POINT;

**THENCE**, S 54° 09' 56" E, CONTINUING ALONG THE COMMON LINE OF SAID 121.62 ACRE TRACT AND SAID 137.669 ACRE TRACT, A DISTANCE OF 1,947.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 177.51 ACRES (7,732,161 SQUARE FEET) OF LAND.

All bearings and coordinates are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), North American Datum of 1983. All distances were adjusted to surface using a combined scale factor of 1.00013.

A parcel plat of even date was prepared in conjunction with this property description.

**LJA Surveying, Inc.**

**Texas Surveying Firm Branch Registration No. 10194533**

**7500 Rialto Blvd, Building II, Suite 100. Austin, Texas 78735**

**Phone No.: 512.439.4700**

By: 



**Surveyor's Name: Gordon N. Anderson**

**Registered Professional Land Surveyor, Texas No. 6617ate: MAY 26, 2021**