



METES AND BOUNDS DESCRIPTION  
FOR

A 45.739 acre, or 1,992,400 square feet more or less, tract of land being the same called 45.616 acre tract described in deed recorded in Volume 13921, Page 157 in the Official Public Records of Real Property of Bexar County, Texas, in the J.B. Hill Survey No. 103, Abstract 308, County Block 5088, Bexar County, Texas. Said 45.739 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 found ½” iron rod on the northeast right-of-way line of Green Road, a variable width right-of-way, and the southeast line of the 152.44 acre tract described in Volume 7759, Page 1390 in said Official Public Records, at the west corner of said called 45.616 acre tract, from which a found ½” iron rod on the northeast right-of-way line of said Green Road bears N 60°28'06" W, a distance of 106.23 feet;

**THENCE:** N 29°23'03" E, departing the northeast right-of-way line of said Green Road, along and with the northwest line of said called 45.616 acre tract and a southeast line of said 152.44 acre tract, a distance of 2014.29 feet to a set ½” iron rod with a yellow cap marked “Pape-Dawson”, at the north corner of said called 45.616 acre tract and the west corner of the 26.531 acre tract described in Volume 7565, Page 415 in said Official Public Records, from which a found ½” iron rod, at the east corner of said 152.44 acre tract bears N 29°23'03" E, a distance of 2489.94 feet;

**THENCE:** S 60°31'22" E, along and with a northeast line of said called 45.616 acre tract and the southwest line of said 26.531 acre tract, at a distance of 3.85 feet passing a found ½” iron rod, continuing a total distance of 822.74 feet to a found ½” iron rod, at an angle point of said called 45.616 acre tract and the north corner of Lot 1, Radtke Subdivision recorded in Volume 9545, Page 110 in the Deed and Plat Records of Bexar County, Texas;

**THENCE:** S 29°31'05" W, along and with a southeast line of said called 45.616 acre tract and the northwest line of said Lot 1, a distance of 143.97 feet to a found ½” iron rod;

**THENCE:** S 60°23'42" E, along and with a northeast line of said called 45.616 acre tract and the southwest line of said Lot 1, at a distance of 302.95 feet passing a found ½” iron rod, continuing a total distance of 303.43 feet to a point on the northwest right-of-way line of Graytown Road, a variable width right-of-way, at the east corner of said called 45.616 acre tract;

- THENCE: S 29°34'18" W, along and with the northwest right-of-way line of said Graytown Road and a southeast line of said called 45.616 acre tract, a distance of 1123.67 feet to a found ½" iron rod, at a south corner of said called 45.616 acre tract;
- THENCE: N 60°25'03" W, departing the northwest right-of-way line of said Graytown Road, along and with a southwest line of said called 45.616 acre tract, a distance of 303.50 feet to a found ⅝" iron rod, at an angle point of said called 45.616 acre tract;
- THENCE: S 29°28'35" W, along and with a southeast line of said called 45.616 acre tract and the northwest line of a 1.458 acre tract described in Volume 15611, Page 242 in said Official Public Records, a distance of 746.66 feet to a found ½" iron rod on the northeast right-of-way line of said Green Road, at the most southerly corner of said called 45.616 acre tract;
- THENCE: Along and with the northeast right-of-way line of said Green Road, the following bearings and distances:  
  
N 60°32'49" W, a distance of 473.18 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: N 60°28'06" W, a distance of 344.27 feet to the POINT OF BEGINNING and containing 45.739 acres in 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 9112-18 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 23, 2018  
JOB NO. 9112-18  
DOC. ID. N:\Survey18\18-9100\9112-18\Word\9112-18 FN.docx

