



METES AND BOUNDS DESCRIPTION  
FOR

A 54.564 acres, or 2,376,822 square feet more or less, tract of land out of that 39.4631 acre tract and out of the Townsend Tract described in deed to Interpark Associates, LTD., recorded in Volume 4486, Page 1450 of the Official Public Records of Bexar County, Texas, and a portion of that 11.708 acre tract described in deed to Interpark Associates 10, LLC, recorded in Volume 14070, Page 895 of the Official Public Records of Bexar County, Texas, and a portion of that 5.285 acre tract described in deed to Interpark Associates 11, LLC recorded in Volume 14070, Page 906, of the Official Public Records of Bexar County, Texas, situated in the John Coker Survey No. 12, Abstract 125, County Block 5001, now in New City Block 12059 of the City of San Antonio, Bexar County, Texas. Said 54.564 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 point on the southwest right-of-way line of Interpark Boulevard, a 70-foot wide public right-of-way, at the northwest corner of Lot 2, Block 1, New City Block 17184, Interpark Business Park recorded in Volume 9519, Page 221 of the Deed and Plat Records of Bexar County, Texas, for the east corner of the herein described tract;
- THENCE:** S 41°52'00" W, departing the southwest right-of-way line of said Interpark Boulevard, along and with the common line of said 54.564 acre tract and said Lot 2, a distance of 251.17 feet to a point
- THENCE:** S 02°31'43" W, continuing along and with the common line of said 54.564 acre tract and said Lot 2, a distance of 156.39 feet to a point, at the southwest corner of said Lot 2, on the north line of the remaining portion of a 7.8075 acre tract described in a deed to Barbara Bowman recorded in Volume 3020, Page 1777-1779 of the Real Property Records of Bexar County, Texas, for the southeast corner of the herein described tract;
- THENCE:** N 87°56'29" W, along and with the common line of said 54.564 acre tract and said Barbara Bowman remainder of 7.8075 acre tract, at a distance of 347.68 feet pass a point for the northwest corner of said Barbara Bowman remainder of 7.8075 acre tract and a corner of said Interpark Associates 11, LLC remainder of 5.925 acre tract and a point on the north right-of-way line of Wurzbach Parkway, a variable width public right-of-way, for a total distance of 416.87 feet to a point;

THENCE: Northwesterly, along the north right-of-way line of said Wurzbach Parkway, along a non-tangent curve to the left, said curve having a radius of 1735.00 feet, a central angle of  $33^{\circ}47'29''$ , a chord bearing and distance of  $N 73^{\circ}30'39'' W$ , 1008.48 feet, for an arc length of 1023.25 feet to a point;

THENCE:  $S 89^{\circ}35'37'' W$ , continuing along and the with the north right-of-way line of said Wurzbach Parkway, a distance of 929.46 feet to a point, for the southeast cutback corner of said Wurzbach Parkway and West Avenue, a variable width right-of-way;

THENCE:  $N 26^{\circ}16'28'' W$ , along said cutback line, a distance of 113.69 feet to a point, for the northeast cutback corner on the southeast right-of-way line of West Avenue;

THENCE: Along and with the southeast right-of-way line of said West Avenue, the following bearings and distances:

$N 39^{\circ}57'39'' E$ , a distance of 120.30 feet to a point;

$N 39^{\circ}01'01'' E$ , a distance of 276.27 feet to a point;

$N 41^{\circ}29'30'' E$ , a distance of 1046.61 feet to a point;

$N 41^{\circ}27'48'' E$ , a distance of 458.25 feet to a point, for a point of curvature of a curve to the right;

THENCE: Northeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of  $89^{\circ}24'16''$ , a chord bearing and distance of  $N 86^{\circ}09'56'' E$ , 35.17 feet, for an arc length of 39.01 feet to a point on the southwest right-of-way line of said Interpark Boulevard, based on a width of 70 feet;

THENCE: Along and with the common line of said 54.564 acre tract and the southwest right-of-way line of said Interpark Boulevard, the following bearings and distanaces:

$S 49^{\circ}08'00'' E$ , a distance of 732.77 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 770.00 feet, a central angle of  $25^{\circ}00'01''$ , a chord bearing and

distance of S 36°37'59" E, 333.32 feet, for an arc length of 335.98 feet to a point;  
S 24°08'00" E, a distance of 200.00 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 1585.00 feet, a central angle of 24°00'00", a chord bearing and distance of S 36°08'00" E, 659.08 feet, for an arc length of 663.92 feet to a point;

THENCE: S 48°08'00" E, along and with the common line of said 54.564 acre tract and the southwest right-of-way line of said Interpark Boulevard, a distance of 42.12 feet to the POINT OF BEGINNING and containing 54.564 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 6515-10 by Pape-Dawson Engineers, Inc.

“THIS DOCUMENT WAS PREPARED UNDER JOB NO. 6515-10 AND DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY. THIS EXHIBIT 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.”

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: January 8, 2020  
JOB NO. 6515-10  
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