

Metes and Bounds

23.30 Acre Tract

Being a 23.30 acre tract of land out of an 89.637 acre tract recorded in Volume 6696, Page 1286-1326 of the Official Public Records of Bexar County, Texas and also being out of the Rafael Herrera Survey No. 1/74, abstract number 311, New City Block 13940, in the City of San Antonio, Bexar County, Texas and being more particularly described as follows:

BEGINNING: at a found ½" iron rod on the east right-of-way line of Herbert Lane (variable width R.O.W.), same point being 1350± feet from the intersection of said Herbert Lane and Castroville Road (variable width R.O.W.), for the southwest corner of this tract being described herein;

Thence: North 00°14'18" East, 131.18 feet, along the east R.O.W. of said Herbert Lane to a set ½" iron rod with cap (GRE 3501) at the southwest corner of Lot 4, NCB 13490, Cable Ranch Subdivision as recorded in Volume 6600, Page 54, of the Deed & Plat Records of Bexar County, Texas, for a corner of this tract being describes herein;

Thence: North 89°56'48" East, 381.00 feet, departing said R.O.W. and along an 8 foot chain link fence on the south line of said Lot 4, to a set ½" iron rod with cap (GRE 3501), for an interior corner of this tract being describes herein;

Thence: North 00°14'21" East, 550.21 feet, to a set ½" iron rod with cap (GRE 3501), for an interior corner of this tract being describes herein;

Thence: North 89°51'17" West, 380.99 feet, to a found ½" iron rod, for a corner of this tract being describes herein;

Thence: North 00°14'09" East, 385.40 feet, to a found ½" iron rod with cap (COSA), same being the southwest corner of Lot 10, NCB 13490, Bay Valley Foods as recorded in Volume 9623, Page 41, of the Deed & Plat Records of Bexar County, for the northwest corner of this tract described herein;

Thence: South 89°44'58" East, 324.53 feet along the south line of said Lot 10, to a found ½" iron rod with cap (COSA), same point being the north corner of a 9.5 acre tract out of a 89.637 as recorded in Volume 16441, Page 692, of the Official Public Records of Bexar County, for an interior corner of this tract described herein;

Thence: South 25°29'53" East, 616.06 feet along the south line of said 9.5 acre tract, to a found ½" iron rod with cap (PD) for the south corner of said 9.5 acre tract same being an interior corner of this tract described herein;

Thence: North 64°27'04" East, 671.87 feet along the southeast line of said 9.5 acre tract, to a found ½" iron rod with cap (GRE 3501) on the west line of Lot 16, Block 3, NCB 16504, Replat & Subdivision Plat Establishing COSA-ACF, Unit 1, as recorded in Volume 9569, Page 191 of the

Deed & Plat Records of Bexar County, Texas for the northeast corner of this tract being described herein;

Thence: along a 56 foot drainage easement the following courses and distances;

South 25°30'27" East, 225.54 to a found ½ iron rod with cap (GRE 3501) at the P.C. of a curve to the right having a radius of 871.34 feet, and an arc length of 396.02 feet passing a found ½ iron rod on the south line of a Variable Width Drainage Easement as recorded in Volume 9569, Page 192 of the Official Public Records to a found ½" iron rod with cap (GRE 3501);

South 00°15'30" East, 23.67 feet, to a found ½" iron rod with cap (GRE 3501);

South 25°45'48" East, 27.07 feet, to a found mag nail; and,

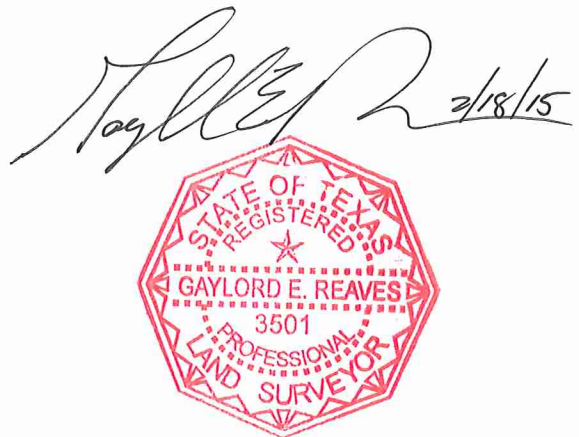
South 02°02'30" West, 673.61 feet to a found ½" iron rod at the northeast corner of Lot 3, NCB 13940, as recorded in Volume 6200, Page 228 of the Deed and Plat Records of Bexar County, Texas, for the southeast corner of this tract being described herein;

Thence: North 89°25'55" West, 300.04 feet along the north line of said Lot 3, to a found ½" iron rod with cap (COSA), on the east line of Lot 11, NCB 13940, a 31.78 acre tract, Norwood-RCC Subdivision, as recorded in Volume 9557, Pages 3-5 of the Deed and Plat Records of Bexar County, Texas, for a southern most corner of this tract being described herein;

Thence: North 00°32'54" East, 495.79 feet along the east line of said Lot 11, to a set ½" iron rod with cap (GRE 3501), for an interior corner of this tract being described herein;

Thence: North 89°29'00" West, 1074.99 feet along north line of said Lot 11, to the **POINT OF BEGINNING** and containing 23.30 acre of land, more or less, as surveyed on the ground by GE Reaves Engineering, Inc. on February 1, 2015.

GE Reaves Engineering, Inc.
Gaylord E. Reaves, R.P.L.S. No.3501
Texas Survey Firm Number 101337



Metes & Bounds
Detention Pond Easement

Legal description for a Detention Pond Easement out of the of 89.637 acre tract, City of San Antonio as recorded in Volume 6696, Page 1286, Real Property Records of Bexar County, Texas, being more particularly described as follows:

COMMENNCING: at a found ½" iron rod on the east right-of-way of Herbert Lane (Variable Width R.O.W.), same point being 1350± feet from the intersection of said Herbert Lane and Castroville Road (Variable Width R.O.W.);

Thence: South 89°27'30" East, 797.26 feet, along the north line of Lot 11, NCB 13940, a 31.78 acre tract of land, Norwood-RCC Subdivision, recorded in Volume 9557, Pages 3-5 of the Deed and Plat Records of Bexar County, Texas to the **BEGINNING** of this easement being described herein;

Thence the following bearings and distances:

North 00°32'31" East, 30.00 feet to point;

North 33°05'58" East, 438.74 feet to point;

North 43°07'57" East, 202.05 feet to a point; and

North 64°29'33" East, 135.44 feet to a found iron rod with cap (GRE 3501) located at a corner on the east property line of the 23.30 acre subject property of which this easement is a part, said point also being the point of curvature for the property line of said 23.30 acre tract described herein;

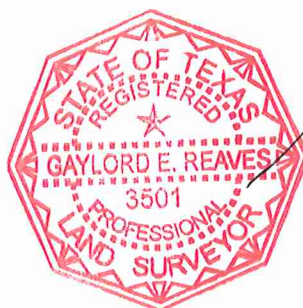
Thence: along this curve to the right, said curve having a radius of 871.34 feet and an arc length of 396.02 feet;

Thence: South 00°15'30" East, 23.67 feet, to a found ½" iron rod with cap (GRE 3501);

Thence: South 02°10'06" West, 201.67 feet, to a point neither set nor found at a corner of this easement described herein;

Thence: North 89°29'00" West, 577.65 feet along the north line of said Lot 11, to the **POINT OF BEGINNING** and containing 5.24 acres of land, more or less, as surveyed on the ground by GE Reaves Engineering, Inc. on February 1, 2015.

GE Reaves Engineering, Inc.
Gaylord E. Reaves, R.P.L.S. No.3501
Texas Survey Firm Number 101337



Gaylord E. Reaves 2/18/15

**Metes and Bounds
Ingress / Egress Easement**

Being a 0.55 acre easement out of a 89.637 acre tract recorded in Volume 6696, Page 1286-1326 of the Official Public Records of Bexar County, Texas and also being out of the Rafael Herrera Survey No. 1/74, abstract number 311, New City Block 13940, in the City of San Antonio, Bexar County, Texas and being more particularly described as follows:

BEGINNING: at a found ½" iron rod on the east right-of-way line of Herbert Lane (variable width R.O.W.), same point being 1350± feet from the intersection of said Herbert Lane and Castroville Road (variable width R.O.W.) for the southwest corner of this easement being described herein;


Thence: North 00° 14' 18" East, 30.00 feet along the east R.O.W. of said Herbert Lane to a point neither set nor found at the northwest corner of this tract of land;

Thence: South 89° 29' 00" East, 797.36 feet, departing said R.O.W. and entering into said 89.637 acre tract to a point neither set nor found at the northeast corner of this easement of land;

Thence: South 00° 32' 31" West, 30.00 feet to a point on the north line of Lot 11, NCB 13940, being a 31.78 acre tract, Norwood-RCC Subdivision, recorded in Volume 9557, Page 3-5 of the Deed and Plat Records of Bexar County, Texas to a point neither set nor found at the southeast corner of this easement;

Thence: North 89° 29' 00" West, 797.26 feet along the east line of said Lot 11 to the POINT OF BEGINNING and containing 0.55 acres of land, more or less, as surveyed on the ground by GE Reaves Engineering, Inc. on February 1, 2015.

Gaylord E. Reaves 2/18/15



A red octagonal seal for a Professional Land Surveyor in the State of Texas. The seal contains the text "STATE OF TEXAS", "REGISTERED", "GAYLORD E. REAVES", "3501", and "PROFESSIONAL LAND SURVEYOR".