

**METES AND BOUNDS DESCRIPTION
FOR**

**8.67 ACRES
(377,784 SQUARE FEET)**

8.67 ACRE (377,784 SQUARE FEET) TRACT OF LAND CONSISTING OF 0.28 ACRES OUT OF THE I. & G.N.R.R. CO. SURVEY NO. 1 AND 8.39 ACRES OUT OF THE RAFAEL HERRERA SURVEY NO. 1/74, ABSTRACT 311, NEW CITY BLOCK 13940, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF TRACT XIII, A 15.372 ACRE TRACT, AS RECORDED IN VOLUME 6696, PAGES 1286-1326, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set 1/2" iron pin at the northeast cut-off of Wintergarden Drive and State Highway 151;

THENCE: N 48°36'33" W, a distance of 116.00 feet to a set 1/2" iron pin at the east right-of-way of State Highway 151, to a non-tangent curve to the left, for the a corner of this tract;

THENCE: along said curve, whose radius is 3039.79 feet, central angle of 03°54'14", tangent length of 103.60 feet, arc length of 207.12 feet, chord bearing of N 10°15'48" W, chord distance of 207.08 feet to a set 1/2" iron pin;

THENCE: N 11°29'20" W, a distance of 266.26 feet to a set 1/2" iron pin, for a corner of this tract;

THENCE: N 15°12'12" W, a distance of 214.27 feet to a set 1/2" iron pin, for a corner of this tract;

THENCE: N 24°06'41" W, a distance of 21.18 feet to a set 1/2" iron pin at the south corner of Lot 1, Block 4, New City Block 16504, JB #944, as recorded in Volume 9562, Page 105, Deed and Plat Records of Bexar County, Texas;

THENCE: departing the east right-of-way of State Highway 151, N 64°21'24" E, a distance 533.53 feet to a set 1/2" iron pin, for a corner of this tract;

THENCE: S 89°36'02" E, a distance of 30.80 feet to a set 1/2" iron pin at the southeast corner of Lot 3, Block 4, New City Block 16504 and the west right-of-way of Acme Road;

THENCE: S 00°23'59" W, a distance of 976.38 feet to a set 1/2" iron pin at the point of curvature of a curve to the right;

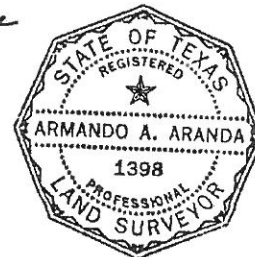
THENCE: along said curve to the right, whose radius is 25.00 feet, central angle of 90°17'07", tangent length of 25.12 feet, arc length of 39.39 feet, chord bearing of S 45°32'31" W, a distance of 35.44 feet to a set 1/2" iron pin at the north right-of-way of Wintergarden Drive, for a corner of this tract;

THENCE: along the north right-of-way of Wintergarden Drive, N 89°18'55" W, a distance of 237.88 feet to the POINT OF BEGINNING and containing 8.67 acres (377,784 square feet) of land.

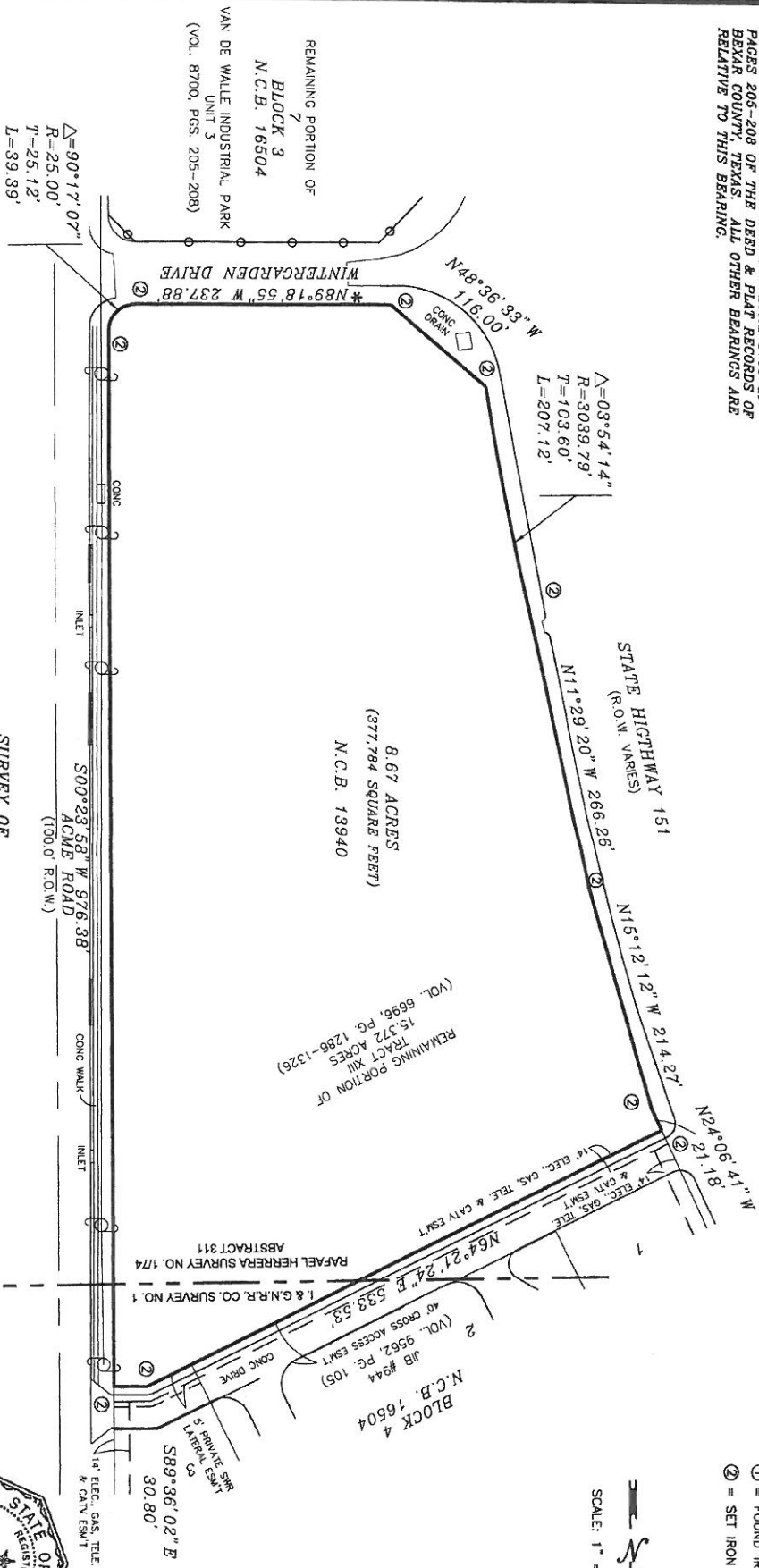


Armando A. Aranda
Registered Public Land Surveyor No. 1398

3305
Revised July 20, 2012
July 19, 2012
AAA/amg



* REFERENCE BEARING FROM VAN DE WALLE INDUSTRIAL PARK UNIT 3, AS RECORDED IN VOLUME 8700 at PAGES 205-208 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS. ALL OTHER BEARINGS ARE RELATIVE TO THIS BEARING.



PLAT REFERENCE:
DEED REFERENCE:
DEED REFERENCE:
C.F. NO.:
BUYER:
ADDRESS:

SURVEY OF
8.67 ACRE (377,784 SQUARE FEET) TRACT OF LAND
CONSISTING OF 0.28 ACRES OUT OF THE I. & G.N.R.R.
CO. SURVEY NO. 1 AND 8.39 ACRES OUT OF THE
RAFAEL HERRERA SURVEY NO. 1/74, ABSTRACT 311,
NEW CITY BLOCK 13940, CITY OF SAN ANTONIO, BEXAR
COUNTY, TEXAS, BEING OUT OF TRACT XIII, A 15.372
ACRE TRACT, AS RECORDED IN VOLUME 6696, PAGES
1286-1326, REAL PROPERTY RECORDS OF BEXAR
COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
I HAVE MADE A SURVEY ON THE GROUND OF THE PROPERTY
AND CERTIFY THAT THERE ARE NO VISIBLE OR APPARENT
BORDERLINES OR ENCROACHMENTS, EXCEPT AS SHOWN.
BY: *Armando A. Aranda*
ARMANDO A. ARANDA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1398
DATE: JULY 19, 2012
REMOVED: JULY 20, 2012

ARMANDO A. ARANDA
2222 BEECHAVEN
SAN ANTONIO, TEXAS 78207
210-432-7405
JOB NUMBER: 5305



① = FOUND IRON BAR
② = SET IRON BAR

SCALE: 1" = 100'