

COUNTY OF BEXAR
STATE OF TEXAS

27.374 ACRE TRACT

PROJ. 14019.00
TSPS CAT. 1A TS

FIELD NOTE DESCRIPTION of a 27.374 acre tract of land out of the remaining portion of a 127.99 acre tract conveyed unto Dial Eisenhower L.P., a Nebraska Limited Partnership by warranty deed recorded in Volume 6790, Page 1949, Bexar County Real Property Records situated in the William Winford Survey No. 326, Abstract 798, County Block 5051, New City Block 15894, City of San Antonio, Bexar County, Texas; in all, said 27.374 acre tract of land being particularly described as follows:

BEGINNING at a ½" iron rod found on the south line of Walzem Road, also known as Farm to Market No. 1976 (a variable width state highway, minimum 102' width) coincident with the northeast corner of the remaining portion of a 5.664 acre tract of land conveyed unto Zachry Realty, Inc., a Delaware Corporation by warranty deed recorded in Volume 5279, Page, 1472, said Real Property Records and the northwest corner of said 127.99 acre tract and the ***POINT OF BEGINNING*** and the northwest corner of the herein described tract of land;

THENCE, along the south line of said Walzem Road, the north line of said 127.99 acre tract, South 77° 08' 19" East, 1359.65 feet (record = S 76° 49' 11" E – 1359.64 feet) to a ½" iron rod found at the common northwest corner of a 0.623 acre tract of land conveyed unto Keith Nichols Collins by life estate deed recorded in Volume 15935, Page 183, said Real Property Records, and the northeast corner of said 127.99 acre tract and the herein described tract of land;

THENCE, departing the south line of said Walzem Road, South 14° 32' 55" West, 140.86 feet (record = S 15° 00' 46" W – 140.80 feet) to the common southwest corner of said 0.623 acre tract and a reentrant corner of said 127.99 acre tract and the herein described tract of land;

THENCE, South 74° 23' 29" East, pass the common southeast corner of said 0.623 acre tract and the southwest corner of a 0.331 acre tract of land conveyed unto Vincent E. Villegas by warranty deed recorded in Volume 10609, Page 965, said Real property Records, 286.79 feet (record = S 74° 02' 33" East – 287.23 feet) to a ½' iron rod found on the west line of a 6.745 acre tract of land conveyed unto the State of Texas by warranty deed recorded in Volume 7843, Page 1091, said Real Property Records coincident with the common southeast corner of said 0.331 acre tract, the east corner of said 127.99 acre tract and the herein described tract of land;

THENCE, along the common west line of said 6.745 acre tract and the east line of said 127.99 acre tract, South 15° 40' 54" West (S 15° 54' 33" W), 546.45 feet to a ½" iron rod set with an orange plastic cap stamped "WESTWOOD" for the southeast corner of the herein described tract of land from whence a ½" iron rod found at a common angle point on the west line of said 6.745 acre tract and the east line of said 127.99 acre tract bears South 15° 40' 54" West, 656.89 feet;

THENCE, across said 127.99 acre tract and along the north lines of a 34.48 acre tract of land conveyed unto Woodlake MHC, LLC by warranty deed recorded in Volume 16781, Page 59, said Real Property Records, North 77° 05' 47" West, 1,870.83 feet to a ½" iron rod found and South 67° 23' 51" West, 124.25

feet to a ½" iron rod found at the beginning of a non-tangent curve to the left on the common east line of Woodlake Parkway (an 86' right-of-way) as shown by plat recorded in Volume 9524, Pages 1-8, Bexar County Deed and Plat Records, the southwest line of said 127.99 acre tract coincident with the west corner of said 34.48 acre tract and the southwest corner of the herein described tract of land;

THENCE, along the east line of said Woodlake parkway and the arc of said curve having a radius of 1,304.06 feet, a central angle of 6° 27' 03", an arc length of 146.82 feet and a chord bearing and distance of North 11° 21' 39" West, 146.75 feet to a ½" iron rod found at the common south corner of said remaining portion of a 5.664 acre tract, the west corner of said 127.99 acre tract and the herein described tract of land;

THENCE, along the common east lines of said remaining portion of a 5.664 acre tract and the west lines of said 127.99 acre tract, the following courses:

North 67° 33' 41" East, 432.84 feet (record = N 66° 55' 27" E – 433.20 feet) to a ½" iron rod found at the beginning of a non-tangent curve to the left,

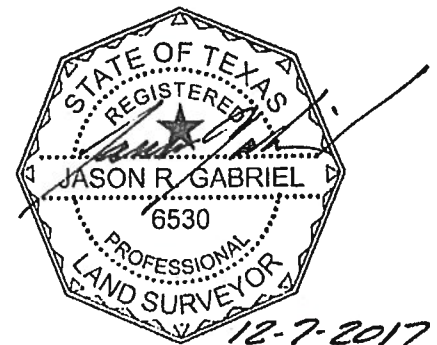
Along the arc of said curve having a radius of 152.00 feet, a central angle of 54° 21' 31", an arc length of 144.21 feet (record = 145.28 feet) and a chord bearing an distance of North 39° 24' 33" East, 138.86 feet to a ½" iron rod found, and

North 13° 22' 48" East, 262.89 feet (North 13° 09' 45" East – 265.85 feet) to the **POINT OF BEGINNING**.

Containing, in all, 27.374 acres or 1,192,399 square feet of land.

Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD 83, 2011 adjustment).

This field note description is prepared using field work completed on November 14, 2017 and made in conjunction with the TSPS Category 1A, Condition II Title Survey for project no. 14019.00 of same date and certification, December 7, 2017 by Westwood Professional Services, Inc.



Jason R. Gabriel, RPLS
Texas No. 6530