



STATE OF TEXAS  
COUNTY OF BEXAR

Metes and Bounds Description

6.147 acres tract of land located in New City Block 10933, City of San Antonio, Texas and a portion of Lot 32, San Juan Tract of C. Villemain Subdivision Plat as described in Volume 105, Page 29, Deed and Plat Records, Bexar County, Texas (D.P.R.) and being that tract described in Volume 187, Page 117, Deed Records, Bexar County, Texas (D.R.) SAVE AND EXCEPT an 0.1127 of one acre tract which describes that portion of the San Juan Irrigation Ditch that crosses the southwest boundary line of the above described tract of land and being more particularly described as follows:

Beginning at a found brass disk (N 13665717.06, E 2144543.08) on the west line of Villamain Road (36.67' R.O.W.), said point being the POINT OF BEGINNING, southeast corner of Lot 31, and northeast corner of Lot 32, of said San Juan Tract of C. Villemain Subdivision Plat;

THENCE S.27°23'18"E., with said west line a distance of 596.83 feet to a found Texas Department of Transportation brass disk in concrete monument on the north line of Loop 410 and the southeast corner of said Lot 32;

THENCE S.89°50'28"W., with the north line of Loop 410, passing the east line of San Juan Ditch at 467.22 feet, passing the west line of the San Juan Ditch at 488.76 feet, a total distance of 728.91 feet to a set 5/8" rebar with a plastic blue cap stamped "SAN ANTONIO RIVER AUTHORITY", on the east line of the San Antonio River right-of-way line and the southwest corner of said Lot 32;

THENCE with the east line of the San Antonio River right-of-way the following courses and distances:

N.03°20'15"W., a distance of 50.83 feet to a point;

N.12°58'11"W., a distance of 114.93 feet to a point;

N.20°51'43"W., crossing the west line of the San Juan irrigation Ditch at 85.01, a total distance of 86.09 feet to a point;

N.32°04'49"W., a distance of 17.48 feet to a set 5/8" rebar with a plastic blue cap stamped "SAN ANTONIO RIVER AUTHORITY", on the south line of Lot 31 of the aforementioned San Juan Tract of C. Villemain Subdivision Plat and the northwest corner of Lot 32;

THENCE N.62°21'23"E., with said south line of Lot 31, passing the east line of the San Juan Irrigation Ditch at 1.80 feet, a total distance of 590.45 feet to the POINT OF BEGINNING, containing 6.147 acres (267,779 square feet) more or less, Save and Except that 0.1127 of one

acre which describes that portion of the San Juan Irrigation Ditch that crosses within the tract parcel described above and being more particularly described as follows:

0.1127 of one acre (4,908 square feet) tract of land located in New City Block 10933, City of San Antonio, Texas and a remaining portion of Lot 32, San Juan Tract of C. Villemain Subdivision Plat as described in Volume 105, Page 29, Deed and Plat Records, Bexar County, Texas (D.P.R.) describing that portion of the San Juan Ditch that belongs to the San Juan Ditch Company having a width of 12 feet and being that tract described in Volume 187, Page 117, Deed Records, Bexar County, Texas (D.R.) and being more particularly described as follows:

Commencing at a found Texas Department of Transportation brass disk (N 13665187.13, E 2144817.63) at the intersection of the west line of Villamain Road (36.7 feet right-of-way) and the north line of Loop 410 (Right-of-way varies, 400 foot minimum)

THENCE S.89°50'28"W., with said north line a distance of 467.22 feet to the POINT OF BEGINNING of this 0.1127 of one acre tract and the southeast corner of this tract on the east line of the San Juan Irrigation Ditch and the north line of said Loop 410;

THENCE continuing westerly along said north line, a distance of 21.54 feet to a point and the southwest corner of this 0.1127 of one acre tract;

THENCE crossing said Lot 32 along the west line of San Juan Irrigation ditch the following courses and distances:

N.56°18'40"W., a distance of 48.16 feet to a point;

N.61°57'09"W., a distance of 43.15 feet to a point;

N.56°40'58"W., a distance of 53.44 feet to a point;

N.40°28'43"W., a distance of 52.20 feet to a point;

N.49°57'09"W., a distance of 47.68 feet to a point;

N.50°34'27"W., a distance of 41.42 feet to a point;

N.49°02'09"W., a distance of 39.21 feet to a point;

N.41°14'32"W., a distance of 16.60 feet to a point;

N.48°57'46"W., a distance of 40.44 feet to a point;

N.41°05'17"W., a distance of 4.06 feet to a point;

N.20°51'43"W., a distance of 1.80 feet to a point on the southwest line of the remainder of Lot 32;

THENCE N.32°04'49"W., a distance of 17.48 feet to a point, northwest corner of said Lot 32 and the northwest corner of this 0.1127 of one acre tract;

THENCE N.62°21'23"E., with the common line of aforementioned Lots 31 and 32 a distance of 8.88 feet to a point and the northwest corner of this 0.1127 of one acre tract ;

THENCE crossing said Lot 32 along the east line of San Juan Irrigation ditch the following courses and distances:

S.41°05'17"E., a distance of 20.12 feet to a point;

S.48°57'46"E., a distance of 40.43 feet to a point;

S.41°14'32"E., a distance of 16.59 feet to a point;

S.49°02'09"E., a distance of 38.23 feet to a point;

S.50°34'27"E., a distance of 41.32 feet to a point;

S.49°57'09"E., a distance of 48.74 feet to a point;


S.40°28'43"E., a distance of 51.49 feet to a point;

S.56°40'58"E., a distance of 51.18 feet to a point;

S.61°57'09"E., a distance of 43.19 feet to a point;

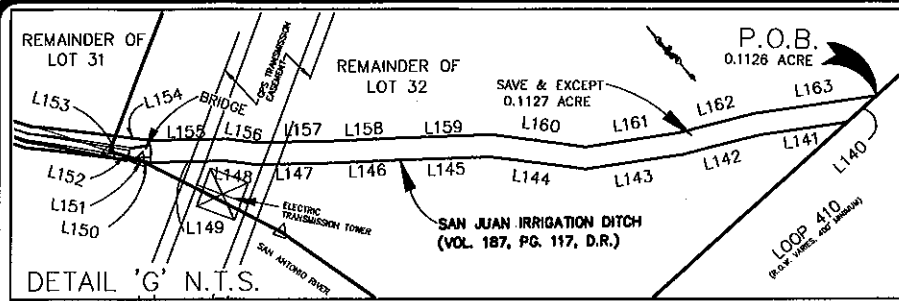
S.56°18'40"E., a distance of 66.65 feet to the POINT OF BEGINNING, containing 0.1127 acres (4,908 square feet) more or less.

The basis of bearing is based on the grid bearings from the Texas State Plane Coordinate System, South Central Zone.

 11-01-29  
Emilio R. Molina, Jr. Date  
Registered Professional Land Surveyor #5722

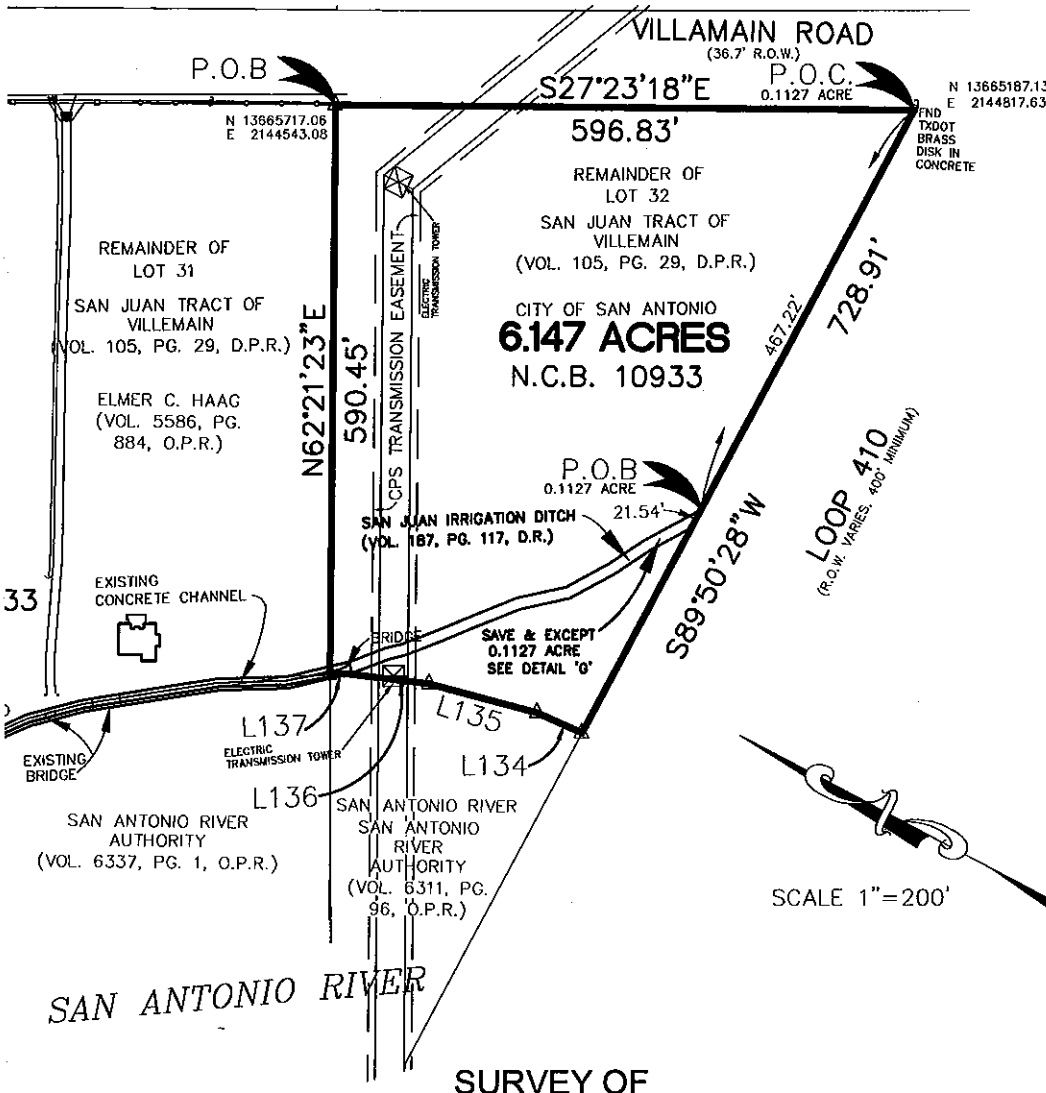
\*An exhibit was prepared with this description with the same date and acreage.





#### NOTES

1. THE BEARINGS ON THIS PLAT ARE GRID BEARINGS FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.
2. A METES AND BOUNDS DESCRIPTION WAS CREATED TO ACCOMPANY THIS EXHIBIT WITH THE SAME ACREAGE AND DATE.
3. THIS PROPERTY IS IN FLOOD INSURANCE RATE MAP ZONE AE DEFINED AS AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS DETERMINED AS SHOWN ON COMMUNITY-PANEL NUMBER 48029C 0630F A WITH AN EFFECTIVE DATE OF JUNE 18, 2007. ALL 6.147 ACRES IS WITHIN THE FEMA 'AE' ZONE.



#### LEGEND

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LINE	BEARING	DISTANCE
L134	N03°20'15\"W	50.83
L135	N12°58'11\"W	114.93
L136	N20°51'43\"W	86.09
L137	N32°04'49\"W	17.48
L140	S89°50'28\"W	21.54
L141	S56°18'40\"E	48.16
L142	S61°57'09\"E	43.15
L143	S56°40'58\"E	53.44
L144	S40°28'43\"E	52.20
L145	S49°57'09\"E	47.68
L146	S50°34'27\"E	41.42
L147	S49°02'09\"E	39.21
L148	N41°14'32\"W	16.60
L149	N48°57'46\"W	40.44
L150	N20°51'43\"W	1.80
L151	S41°05'17\"E	4.06
L152	N32°04'49\"W	17.48
L153	N62°21'23\"E	8.88
L154	S41°05'17\"E	20.12
L155	N48°57'46\"W	40.43
L156	N41°14'32\"W	16.59
L157	S49°02'09\"E	38.23
L158	S50°34'27\"E	41.32
L159	S49°57'09\"E	48.74
L160	S40°28'43\"E	51.49
L161	S56°40'58\"E	51.18
L162	S61°57'09\"E	43.19
L163	S56°18'40\"E	66.65

#### SURVEY OF

6.147 acre tract of land located in New City Block 10933, City of San Antonio, Texas and being that Remainder of Lot 32 of the San Juan Tract of C. Villemain Subdivision Plat as described in Volume 105, Page 29, Deed and Plat Records, Bexar County, Texas (D.P.R.) and being that tract described in Volume 5586, Page 884, Official Public Records of Real Property, Bexar County, Texas (O.P.R.) SAVE AND EXCEPT that area that occupied by the existing San Juan Irrigation Ditch as defined by Volume 187, Page 117, Deed Records, Bexar County, Texas (D.R.) currently occupies and is described as an 0.1127 of one acre tract.

STATE OF TEXAS:

COUNTY OF BEXAR:

It is hereby certified that this plat was prepared from an actual survey made on the ground, under my supervision and that it is true and correct.



EMILIO R. MOLINA, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5722

MISSION REACH  
SAN ANTONIO RIVER  
SAN ANTONIO RIVER AUTHORITY