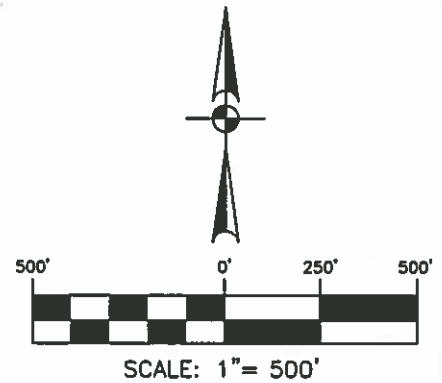


LOCATION MAP

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE 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.
3. DISTANCES SHOWN ARE SURFACE, USING A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND 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."



**LEGEND:**

NOT-TO-SCALE

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 FIR FOUND 1/2" IRON ROD



STEVENS PARKWAY

86' RIGHT-OF-WAY  
 (VOL. 9655, PG. 121 DPR)

S47°39'25"W  
 49.63'

GRID  
 N: 13703733.16  
 E: 2039186.33

STEVENS RANCH POD-3A  
 (VOL. 9690, PG. 182-186 DPR)

I. RODRIGUEZ  
 SURVEY NO. 300 1/8,  
 ABST. 655, C.B. 4370

1250.095 ACRES  
 (DESCRIBED VOL. 16148, PG. 1156 OPR)  
 POTRANCO 2013 LAND, LTD.  
 (VOL. 16514, PG. 1402 OPR)

STEVENS RANCH POD-1B  
 (VOL. 9693, PG. 222 &  
 VOL. 9694, PG. 1 DPR)

STEVENS RANCH POD-1A  
 (VOL. 9653, PG. 108-109 DPR)

P.O.B.

MANUEL LEAL SURVEY  
 NO. 289, ABSTRACT 443  
 COUNTY BLOCK 4357

JOHANN PFEIFFER  
 SURVEY NO. 7, ABST. 1018  
 C.B. 4349

BELLA VISTA UNIT 3 SECTION 5  
 (VOL. 9704, PG. 5-8 DPR)

**30.67 ACRES**

**EXHIBIT OF A TRACT OF LAND  
 FOR PARTICIPATION IN THE  
 SOUTHERN EDWARDS PLATEAU  
 HABITAT CONSERVATION PLAN**



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 416 | SAN ANTONIO, TX 78213 | 210.375.9000  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

REVISED: JULY 6, 2018

SHEET 1 OF 1  
 JOB No.: 6626-23



METES AND BOUNDS DESCRIPTION  
OF  
A TRACT OF LAND FOR PARTICIPATION IN THE  
SOUTHERN EDWARDS PLATEAU HABITAT CONSERVATION PLAN

Being 30.67 acre, more or less, located on a 1250.095 acre tract conveyed to Potranco 2013 Land, Ltd. recorded in Volume 16514, Page 1402, and described in deed recorded in Volume 16148, Page 1156, both of the Official Public Records of Bexar County, Texas, out of the Manuel Leal Survey No. 299, Abstract 443, County Block 4357, out of the Johann Pfeiffer Survey No. 7, Abstract 1018, County Block 4349 and out of the I. Rodriguez Survey No. 300 1/8, Abstract 655, County Block 4370, all in Bexar County, Texas. Said 30.67 acres 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 with distances displayed in surface values using a grid to surface adjustment factor of 1.00017;

- BEGINNING:** At a point from which a found ½" iron rod on the east right-of-way line of Stevens Parkway, an 86-foot right-of-way dedicated in Volume 9655, Page 121 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of Stevens Ranch POD-1A Subdivision recorded in Volume 9653, Page 108-109 of the Deed and Plat Records of Bexar County, Texas and the south most corner of said 1250.095 acre tract and having a State Plane Grid Coordinate of N:1370733.16, E: 2039186.33 bears S 47°39'25" W, a distance of 49.63 feet;
- THENCE:** Northwesterly, over and across said 1250.095 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of N 66°30'54" W, a radius of 750.00 feet, a central angle of 55°49'46", a chord bearing and distance of N 04°25'46" W, 702.23 feet, for an arc length of 730.80 feet to a point on the east right-of-way line of said Stevens Parkway, the west line of said 1250.095 acre tract;
- THENCE:** N 01°22'15" W, along and with the east right-of-way line of said Stevens Parkway, the west line of said 1250.095 acre tract a distance of 308.93 feet to a point;
- THENCE:** Northwesterly, continuing along and with the east right-of-way line of said Stevens Parkway, the west line of said 1250.095 acre tract along a tangent curve to the left, said curve having a radius of 4043.00 feet, a central angle of 03°12'06", a chord bearing and distance of N 02°58'19" W, 225.90 feet, for an arc length of 225.93 feet to a point;

THENCE:

Departing the east right-of-way line of said Stevens Parkway, over and across said 1250.095 acer tract the following bearings and distances:

N 76°58'50" E, a distance of 65.75 feet to a point;  
S 85°03'35" E, a distance of 51.94 feet to a point;  
N 59°45'16" E, a distance of 171.20 feet to a point;  
N 35°25'03" E, a distance of 84.30 feet to a point;  
S 87°47'34" E, a distance of 86.57 feet to a point;  
S 77°49'24" E, a distance of 69.42 feet to a point;  
S 41°07'46" E, a distance of 153.34 feet to a point;  
S 02°56'35" E, a distance of 32.22 feet to a point;  
S 26°40'58" W, a distance of 92.53 feet to a point;  
S 45°18'32" W, a distance of 80.25 feet to a point;  
S 40°44'54" W, a distance of 49.66 feet to a point;  
S 28°33'36" W, a distance of 47.12 feet to a point;  
S 11°04'27" W, a distance of 56.88 feet to a point;  
S 45°40'44" W, a distance of 66.39 feet to a point;  
S 21°00'25" W, a distance of 33.64 feet to a point;  
S 37°26'02" E, a distance of 32.59 feet to a point;  
S 68°09'52" E, a distance of 26.27 feet to a point;  
N 73°15'51" E, a distance of 348.01 feet to a point;  
N 46°11'29" W, a distance of 30.52 feet to a point;  
N 17°56'14" E, a distance of 748.79 feet to a point;  
S 72°03'46" E, a distance of 16.00 feet to a point;  
S 17°56'14" W, a distance of 738.77 feet to a point;  
S 46°11'29" E, a distance of 29.54 feet to a point;  
N 73°15'51" E, a distance of 14.46 feet to a point;  
N 16°50'59" E, a distance of 160.19 feet to a point;  
N 33°05'33" E, a distance of 69.74 feet to a point;  
N 02°55'28" E, a distance of 169.42 feet to a point;  
N 27°29'26" E, a distance of 299.52 feet to a point;

N 04°57'14" E, a distance of 402.06 feet to a point;

N 33°25'27" E, a distance of 113.47 feet to a point;

N 65°20'48" E, a distance of 139.06 feet to a point;

S 85°55'01" E, a distance of 65.70 feet to a point;

S 61°27'43" E, a distance of 301.58 feet to a point;

S 16°30'52" E, a distance of 105.39 feet to a point;

S 33°42'26" E, a distance of 155.20 feet to a point;

S 60°54'58" E, a distance of 41.36 feet to a point on the southeast line of said 1250.095 acre tract and northwest line of Bella Vista Unit 3, Section 5 Subdivision recorded in Volume 9704, Page 5-8 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 45°26'59" W, along and with the northwest line of said Bella Vista Unit 3 Section 5, the southeast line of said 1250.095 acre tract, a distance of 354.54 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: S 45°05'57" W, continuing along and with the northwest line of said Bella Vista Unit 3 Section 5, the southeast line of said 1250.095 acre tract, a distance of 251.24 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: N 87°39'36" W, continuing along and with the northwest line of said Bella Vista Unit 3 Section 5, the southeast line of said 1250.095 acre tract, a distance of 43.25 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: S 00°25'13" W, continuing along and with the west line of said Bella Vista Unit 3 Section 5, and an east line of said 1250.095 acre tract, a distance of 473.13 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson" for the northeast corner of Stevens Ranch POD -1B Subdivision recorded in Volume 9693, Page 222 and Volume 9694, Page 1 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 48°20'02" W, along and with the southeast line of said 1250.095 acre tract, the northwest line of said Stevens Ranch POD-1B, a distance of 580.99 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";

30.67 Acres  
Job No.: 6626-23  
Page 4 of 4

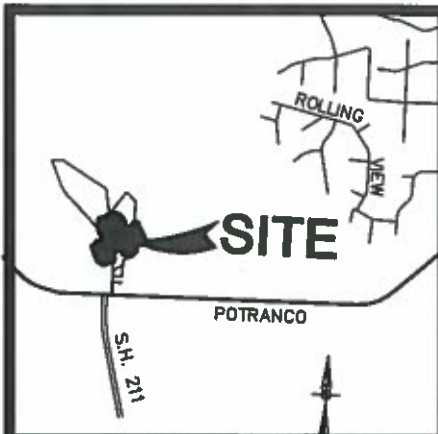
THENCE: S 68°30'37" W, continuing along and with the southeast line of said 1250.095 acre tract, the northwest line of said Stevens Ranch POD-1B, a distance of 354.85 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson" for the northwest corner of said Stevens Ranch POD - 1B and the northeast corner of said Stevens Ranch POD-1A;

THENCE: S 47°39'25" W, along and with the southeast line of said 1250.095 acre tract, the northwest line of said Stevens Ranch POD-1A, a distance of 510.31 feet to the POINT OF BEGINNING, and containing 30.67 acres in Bexar County, Texas. Said 30.675 acres being prepared under job number 6626-23 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and 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: May 25, 2018, Revised: July 6, 2018  
JOB NO. 6626-23  
DOC. ID. N:\CIVIL\6626-23\WORD\6626-23 FN-30.675 AC.docx



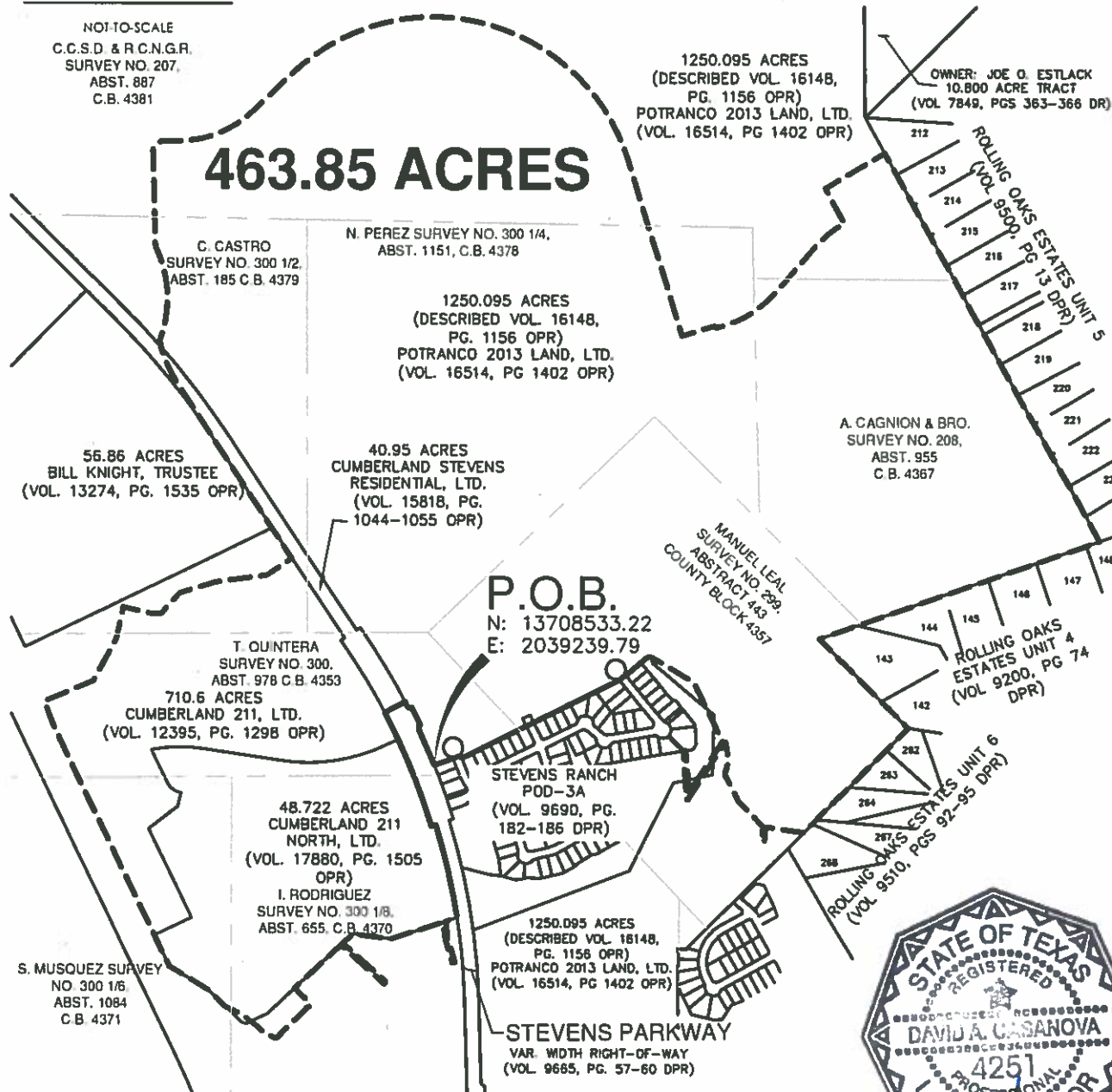
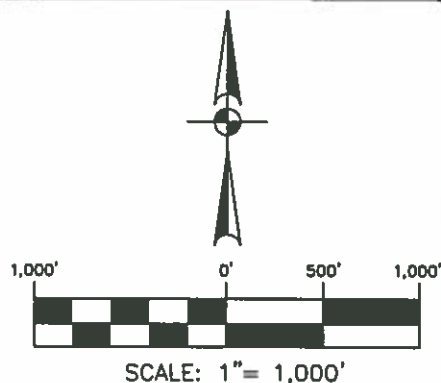


LOCATION MAP

NOT-TO-SCALE  
C.C.S.D. & R.C.N.G.R.  
SURVEY NO. 207,  
ABST. 887  
C.B. 4381

# NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE 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.
3. DISTANCES SHOWN ARE SURFACE, USING A GRID TO SURFACE ADJUSTMENT FACTOR OF 1.00017.
4. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND 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."



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800

EXHIBIT OF  
A TRACT OF LAND FOR  
PARTICIPATION IN THE  
SOUTHERN EDWARDS PLATEAU  
HABITAT CONSERVATION PLAN



SHEET 1 OF 1  
JOB No.: 6626-23

SEPTEMBER 2018





METES AND BOUNDS DESCRIPTION  
FOR  
A TRACT OF LAND FOR PARTICIPATION IN THE  
SOUTHERN EDWARDS PLATEAU HABITAT CONSERVATION PLAN

Being 463.85 acres, more or less, located on 1250.095 acre tract conveyed to Potranco 2013 Land, Ltd. recorded in Volume 16514, Page 1402 and described in deed Volume 16148, Page 1156, both of the Official Public Records of Bexar County, Texas, also out of the 710.6 acre tract described in deed to Cumberland 211, Ltd. recorded in Volume 12395, Page 1298, also out of that 40.95 acre tract described in deed to Cumberland Stevens Residential, Ltd., recorded in Volume 15818, Page 1044-1055, also out of that 48.772 acre tract described in deed to Cumberland 211 North, Ltd., recorded in Volume 17880, Page 1505, all of the Official Public Records of Bexar County, Texas and out of Lot 901, Block 8, Stevens Ranch POD 3A Subdivision recorded in Volume 9690, Page 182-186 of the Deed and Plat Records of Bexar County, Texas, out of the C. C.S.D. & R.C.N.G.R Survey No. 207, Abstract 887, County Block 4381, out of the C. Castro Survey No. 300 1/2, Abstract 185, County Block 4379, out of the N. Perez Survey No. 300 1/4, Abstract 1151, County Block 4378, out of the A. Cagnion & Bro. Survey No. 208, Abstract 955, County Block 4367, out of the Manuel Leal Survey No. 299, Abstract 443, County Block 4357, out of the T. Quintera Survey No. 300, Abstract 978, County Block 4353, out of the S. Musquez Survey No. 300 1/6, Abstract 1084, County Block 4371, out of the I. Rodriguez Survey No. 300 1/8, Abstract 655, County Block 4370, all in Bexar County, Texas. Said 463.85 acres 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 with distance displayed in surface values using a grid to surface adjustment factor of 1.00017;

**BEGINNING:** At a found 1/2" iron rod on the east right-of-way line of Stevens Parkway, a variable width right-of-way dedicated in Volume 9665, Page 57-60 and the northwest corner of Stevens Ranch POD-3A Subdivision recorded in Volume 9690, Page 182-186, both of the Deed and Plat Records of Bexar County, Texas and having a State Plane Grid Coordinate of N:13708533.22, E: 2039239.79;

**THENCE:** Along and with the east right-of-way line of said Stevens Parkway the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 4070.00 feet, a central angle of 03°22'14", a chord bearing and distance of N 23°41'13" W, 239.39 feet, for an arc length of 239.42 feet to a point;

Northeasterly, along a reverse curve to the right, said curve having a radius of 15.00 feet, a central angle of  $88^{\circ}49'03''$ , a chord bearing and distance of  $N 19^{\circ}02'11'' E$ , 20.99 feet, for an arc length of 23.25 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 539.95 feet, a central angle of  $00^{\circ}32'53''$ , a chord bearing and distance of  $N 63^{\circ}26'43'' E$ , 5.16 feet, for an arc length of 5.16 feet to a point;

$N 26^{\circ}33'17'' W$ , a distance of 120.80 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of  $107^{\circ}50'06''$ , a chord bearing and distance of  $N 81^{\circ}23'38'' W$ , 24.25 feet, for an arc length of 28.23 feet to a point;

Northwesterly, along a reverse curve to the left, said curve having a radius of 4070.00 feet, a central angle of  $00^{\circ}27'59''$ , a chord bearing and distance of  $N 27^{\circ}42'34'' W$ , 33.13 feet, for an arc length of 33.13 feet to a point for the northeast corner of said Stevens Parkway;

THENCE:  $S 62^{\circ}03'26'' W$ , along and with the north line of said Stevens Parkway, a distance of 140.00 feet to a point for the west corner of said Stevens Parkway, on the west line of said 40.95 acre tract, the east line of said 710.6 acre tract;

THENCE: Southeasterly, along and with the west right-of-way line of said Stevens Parkway, the east line of said 710.6 acre tract, along a non-tangent curve to the right, said curve having a radius of 3930.00 feet, a central angle of  $10^{\circ}48'38''$ , a chord bearing and distance of  $S 22^{\circ}32'15'' E$ , at a distance of 214.91 feet, passing the northeast corner of a said 48.722 acre tract and continuing for a total arc length of 741.52 feet to a point;

THENCE:  $N 72^{\circ}31'55'' E$ , along and with the west right-of-way line of said Stevens Parkway, the east line of said 48.722 acre tract, a distance of 27.00 feet to a point;



- THENCE: Southeasterly, continuing along and with the west right-of-way line of said Stevens Parkway, the east line of said 48.722 acre tract, along a non-tangent curve to the right, said curve having a radius of 3957.00 feet, a central angle of  $08^{\circ}20'23''$ , a chord bearing and distance of  $S 12^{\circ}57'52'' E$ , 575.45 feet, for an arc length of 575.96 feet to a point for the southeast corner of said 48.722 acre tract;
- THENCE:  $S 72^{\circ}18'22'' W$ , departing the west right-of-way line of said Stevens Parkway, along and with the south line of said 48.722 acre tract, a distance of 73.86 feet to a point;
- THENCE:  $S 06^{\circ}58'48'' E$ , continuing along and with the south line of said 48.722 acre tract, a distance of 95.85 feet to a point;
- THENCE: Over and across said 710.6 acre tract the following bearings and distances:
- $S 16^{\circ}39'26'' E$ , a distance of 157.30 feet to a point;
- $S 73^{\circ}20'34'' W$ , a distance of 16.00 feet to a point;
- $N 16^{\circ}39'26'' W$ , a distance of 158.66 feet to a point;
- $N 06^{\circ}58'48'' W$ , a distance of 94.18 feet to a point on the south line of said 48.722 acre tract;
- THENCE:  $S 72^{\circ}18'22'' W$ , along and with the south line of said 48.722 acre tract, a distance of 334.11 feet to a point;
- THENCE:  $N 82^{\circ}50'41'' W$ , continuing along and with the south line of said 48.722 acre tract, a distance of 230.47 feet to a point;
- THENCE:  $S 47^{\circ}03'10'' W$ , continuing along and with the south line of said 48.722 acre tract, a distance of 82.88 feet to a point;
- THENCE: Over and across said 710.6 acre tract the following bearings and distances:
- $S 48^{\circ}03'04'' E$ , a distance of 347.28 feet to a point;
- $S 41^{\circ}56'56'' W$ , a distance of 16.00 feet to a point;

N 48°03'04" W, a distance of 348.71 feet to a point on a south line of said 48.722 acre tract;

THENCE: S 47°03'10" W, along and with a south line of said 48.722 acre tract, a distance of 382.76 feet to a point;

THENCE: Over and across said 710.6 acre tract the following bearings and distances:

S 46°03'16" E, a distance of 117.20 feet to a point;

S 16°38'52" E, a distance of 30.06 feet to a point;

S 73°20'40" W, a distance of 16.00 feet to a point;

S 45°23'39" W, a distance of 267.10 feet to a point;

N 64°39'20" W, a distance of 82.91 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 750.00 feet, a central angle of 21°35'37", a chord bearing and distance of N 56°09'05" W, 280.99 feet, for an arc length of 282.66 feet to a point on the west line of said 48.722 acre tract;

THENCE: N 46°39'20" W, along and with the west line of said 48.722 acre tract, a distance of 147.83 feet to a point;

THENCE: N 58°59'14" W, continuing along and with the west line of said 48.722 acre tract, a distance of 271.07 feet to a point;

THENCE: N 25°38'17" W, continuing along and with the west line of said 48.722 acre tract, at a distance of 208.33 feet passing a west corner of said 48.722 acre tract and continuing for a total distance of 1509.15 feet to a point;

THENCE: Over and across said 710.6 acre tract the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 2135.14 feet, a central angle of 06°53'56", a chord bearing and distance of N 22°07'12" W, 256.93 feet, for an arc length of 257.09 feet to a point;

N 67°10'15" E, a distance of 320.80 feet to a point;

N 28°31'24" E, a distance of 291.28 feet to a point;

N 12°18'11" E, a distance of 193.23 feet to a point;

S 76°44'02" E, a distance of 182.62 feet to a point;

N 85°27'39" E, a distance of 50.00 feet to a point;

N 41°53'46" E, a distance of 164.94 feet to a point;

N 72°51'07" E, a distance of 228.53 feet to a point;

N 82°21'16" E, a distance of 316.11 feet to a point;

THENCE: N 56°33'39" E, a distance of 182.92 feet to a point on the west line of said 40.95 acre tract and the east line of said 710.6 acre tract;

THENCE: N 33°26'42" W, along and with the west line of said 40.95 acre tract, the east line of said 710.6 acre tract, at a distance of 218.87 acre tract, passing the southeast corner of a 56.86 acre tract recorded in Volume 13274, Page 1535 of the Official Public Records of Bexar County, Texas and continuing for a total distance of 293.67 feet to a point;

THENCE: N 33°25'08" W, continuing along and with the west line of said 40.95 acre tract the east line of said 56.86 acre tract, a distance of 288.63 feet to a point;

THENCE: N 33°25'49" W, continuing along and with the west line of said 40.95 acre tract the east line of said 56.86 acre tract, at a distance of 242.12 feet, leaving the east line of said 56.86 acre tract and continuing over and across said 40.95 acre tract for a total distance of 678.01 feet to a point;

THENCE: Northwesterly, over and across said 40.95 acre tract, along a non-tangent curve to the right, said curve having a radius of 742.32 feet, a central angle of 21°53'42", a chord bearing and distance of N 22°29'41" W, 281.94 feet, passing the east line of said 40.95 acre tract, the west line of said 1250.095 acre tract and continuing for a total arc length of 283.67 feet to a point;

THENCE:

Over and across said 1250.095 acre tract the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 730.00 feet, a central angle of  $46^{\circ}05'36''$ , a chord bearing and distance of  $N 02^{\circ}33'33'' W$ , 571.56 feet, for an arc length of 587.27 feet to a point;

$N 01^{\circ}23'22'' W$ , a distance of 584.95 feet to a point;

$N 44^{\circ}44'58'' E$ , a distance of 66.34 feet to a point;

$N 88^{\circ}36'38'' E$ , a distance of 124.08 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 657.00 feet, a central angle of  $42^{\circ}24'29''$ , a chord bearing and distance of  $N 67^{\circ}24'24'' E$ , 475.26 feet, for an arc length of 486.28 feet to a point;

$N 46^{\circ}12'10'' E$ , a distance of 15.81 feet to a point;

$N 46^{\circ}12'10'' E$ , a distance of 309.08 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 1235.00 feet, a central angle of  $116^{\circ}39'24''$ , a chord bearing and distance of  $S 75^{\circ}28'09'' E$ , 2102.14 feet, for an arc length of 2514.51 feet to a point;

$S 17^{\circ}08'27'' E$ , a distance of 658.51 feet to a point;

$S 17^{\circ}08'27'' E$ , a distance of 440.00 feet to a point;

$N 72^{\circ}51'31'' E$ , a distance of 155.00 feet to a point;

$N 72^{\circ}51'31'' E$ , a distance of 50.00 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 15.01 feet, a central angle of  $88^{\circ}23'08''$ , a chord bearing and distance of  $S 62^{\circ}56'55'' E$ , 20.92 feet, for an arc length of 23.15 feet to a point;

$N 72^{\circ}51'31'' E$ , a distance of 45.06 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 670.00 feet, a central angle of  $31^{\circ}53'24''$ , a chord bearing and distance of  $N 56^{\circ}54'49'' E$ , 368.12 feet, for an arc length of 372.91 feet to a point;

$N 40^{\circ}58'07'' E$ , a distance of 349.88 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 686.00 feet, a central angle of  $20^{\circ}16'27''$ , a chord bearing and distance of  $N 50^{\circ}53'48'' E$ , 241.48 feet, for an arc length of 242.74 feet to a point;

$N 28^{\circ}45'25'' W$ , a distance of 238.97 feet to a point;

$N 59^{\circ}20'24'' E$ , a distance of 418.74 feet to a point on the east line of said 1250.095 acre tract, the west line of Rolling Oaks Estates, Unit 5 recorded in Volume 9500, Page 13 of the Deed and Plat Records of Bexar County, Texas;

THENCE:  $S 28^{\circ}45'25'' E$ , along and with the east line of said 1250.095 acre tract, the west line of said Rolling Oaks Estates, Unit 5, a distance of 2669.31 feet to a point for the southwest corner of said Rolling Oaks Estate Unit 5, on the north line of Rolling Oaks Estates Unit 4 recorded in Volume 9200, Page 74 of the Deed and Plat Records of Bexar County, Texas and the east most corner of said 1250.095 acre tract;

THENCE:  $S 70^{\circ}38'53'' W$ , along and with north line of said Rolling Oaks Estates Unit 4, the south line of said 1250.095 acre tract, a distance of 1784.39 feet to a point for the west most corner of said Rolling Oaks Estates Unit 4;

THENCE:  $S 45^{\circ}08'05'' E$ , along and with the west line of said Rolling Oaks Estates Unit 4, a distance of 760.59 feet to a point for the southwest corner of said Rolling Oaks Estates Unit 4, the north most corner of Rolling Oaks Estates Unit 6 recorded in Volume 9510, Page 92-95 of the Deed and Plat Records of Bexar County, Texas;

THENCE:  $S 45^{\circ}16'56'' W$ , along and with the northwest line of said Rolling Oaks Estates Unit 6, a distance of 895.28 feet to a point;

THENCE: Over and across said 1250.095 acre tract the following bearings and distances:

N 82°14'08" W, a distance of 233.70 feet to a point;

S 05°22'19" W, a distance of 87.03 feet to a point;

N 84°37'41" W, a distance of 16.00 feet to a point;

N 05°22'19" E, a distance of 87.73 feet to a point;

N 44°07'14" W, a distance of 211.21 feet to a point;

N 26°34'48" W, a distance of 184.24 feet to a point;

N 15°34'15" E, a distance of 86.85 feet to a point;

N 09°55'33" W, a distance of 111.87 feet to a point;

S 33°07'16" W, at a distance of 138.33 feet passing the east line of said Lot 901, continuing for at a distance of 113.17 feet, passing the south line of said Lot 901, and continuing for a total distance of 416.70 feet to a point;

THENCE: N 56°52'44" W, over and across said 1250.095 acre tract, a distance of 16.00 feet to a point;

THENCE: N 33°07'16" E, continuing over and across said 1250.095 acre tract, a distance of 13.28 feet to a point;

THENCE: N 04°22'33" W, continuing over and across said 1250.095 acre tract, at a distance of 96.87 feet passing the south line of said Lot 901, and continuing for a total distance of 274.28 feet to a point;

THENCE: N 80°34'34" E, over and across said Lot 901, a distance of 16.06 feet to a point;

THENCE: S 04°22'33" E, continuing over and across said Lot 901, at a distance of 176.70 feet, passing the south line of said Lot 901, and continuing for a total distance of 254.83 feet to a point;

THENCE: N 33°07'16" E, over and across said 1250.095 acre tract, at a distance of 109.61 feet, passing the east line of said Lot 901, and continuing for a total distance of 371.89 feet to a point;



THENCE: N 26°01'32" W, over and across said 1250.095 acre tract, at a distance of 120.42 feet passing the east line of said Lot 901 and continuing for a total distance of 393.10 feet to a point;

THENCE: N 58°56'58" W, over and across said 1250.095 acre tract, at a distance of 309.88 feet, passing the east line of said Lot 901, and continuing for a total distance of 314.58 feet to a point on the northwest line of said Stevens Ranch POD 3A;

THENCE: Along and with the northwest line of said Stevens Ranch POD 3A the following bearings and distances:

S 50°25'10" W, a distance of 66.17 feet to a point;

S 50°25'10" W, a distance of 120.00 feet to a point;

N 39°34'50" W, a distance of 3.90 feet to a point;

S 50°25'10" W, a distance of 50.00 feet to a point;

S 63°26'43" W, a distance of 1061.66 feet to a point;

N 21°48'56" W, a distance of 18.02 feet to a point;

S 68°03'46" W, a distance of 50.00 feet to a point;

S 70°15'04" W, a distance of 120.09 feet to the POINT OF BEGINNING, and containing 463.85 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 6626-23 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and 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: September 26, 2018  
JOB NO. 6626-23  
DOC. ID. N:\CIVIL\6626-23\WORD\6626-23 FN-463.85 AC-092618.docx

