

**POLITICAL SUBDIVISION DESCRIPTION
APPROXIMATELY 163.5 ACRES
OUT OF LOT 1, BLOCK 2, N.C.B. 12608 OF
THE REPLAT AND DEVELOPMENT PLAT OF
PORT AUTHORITY OF SAN ANTONIO,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 163.5-acre political subdivision out of Lot 1, Block 2, New City Block 12608 of the Replat and Development Plat of Port Authority of San Antonio, an addition to the City of San Antonio, according to the plat thereof recorded in Volume 9577, Page 186, Deed and Plat Records (D.P.R.), Bexar County, Texas (all records cited herein are recorded in Bexar County), said 163.5-acre political subdivision also being out of a called 1,402.40-acre tract as described in Memorandum of Lease dated July 24, 1997, and recorded in Volume 7211, Page 664, Official Property Records of Bexar County, Texas, being more particularly described as follows:

BEGINNING at a found concrete monument with 3-inch brass cap stamped "CORPS OF ENGINEERS U.S. ARMY P.I. 501" in the northwest right-of-way line of the Southern Pacific Railroad right-of-way at its intersection with the west line of a 2.4922-acre easement conveyed to the Texas Department of Transportation by deed recorded in Volume 7047, Page 756, Deed Records (D.R.);

THENCE, South 36°14'01" West, along said northwest right-of-way line of Southern Pacific Railroad and the southeast line of said Lot 1, a distance of 4,554.48 feet to a calculated point at the intersection of the said northwest right-of-way line of Southern Pacific Railroad and the centerline of Clarence Tinker Drive, for the south corner of the herein described political subdivision, from which a found iron rod with yellow cap stamped "CDS/MUERY SATX" bears South 36°14'01" West, a distance of 4, feet for the south corner of said Lot 1;

THENCE departing said northwest right-of-way line and said southeast line of said Lot 1, into and across said Lot 1, the following thirteen (13) courses and distances:

1. North 42°19'35" West, a distance of 2,564.51 feet to an angle point of the herein described political subdivision,
2. North 49°34'03" West, a distance of 181.69 feet to a tangent point of curvature to the left, for a corner of the herein described political subdivision,
3. along said curve to the left, a distance of 316.93 feet, with a radius of 1,586.50 feet, a central angle of 11°26'45", and a chord of North 55°17'26" West, 316.41 feet to a point of reverse curvature, for a corner of the herein described political subdivision,
4. along said reverse curve, a distance of 564.53 feet, with a radius of 1,037.00 feet, a central angle of 31°11'28", a chord of North 45°25'04" West, 557.59 feet to a calculated point, for the northwest corner of the herein described political subdivision,
5. North 71°47'01" East, departing said centerline of Clarence Tinker Drive, a distance of 604.82 feet to an angle point, for a corner of the herein described political subdivision,



6. South 23°11'08" East, a distance of 948.30 feet to a calculated point in the centerline of General Hudnell Drive, for an interior corner of the herein described political subdivision,
7. North 55°23'11" East, along said centerline of General Hudnell Drive, a distance of 628.19 feet to an angle point, for a corner of the herein described political subdivision,
8. South 43°02'15" East, departing said center line of General Hudnell Drive, a distance of 976.39 feet to an angle point, for a corner of the herein described political subdivision;
9. South 88°35'20" East, a distance of 118.84 feet to an angle point, for a corner of the herein described political subdivision,
10. North 55°10'02" East, a distance of 695.68 feet to an angle point, for a corner of the herein described political subdivision;
11. North 37°19'45" West, a distance of 1,037.57 feet to a calculated point in the centerline of General Hudnell Drive for an interior corner of the herein described political subdivision,
12. North 55°58'24" East, along said centerline of General Hudnell Drive, a distance of 1,274.89 feet to an angle point, for a corner of the herein described political subdivision, and
13. North 64°09'06" East, continuing along said centerline of General Hudnell Drive, a distance of 263.48 feet to a point in a north line of said Lot 1 and the west line of a variable-width street easement (Frio City Road) recorded in Volume 5203, Page 618, Deed Records of Bexar County, Texas;

THENCE, along the common line of said Lot 1 and said Frio City Road easement, the following twenty-three (23) courses and distances:

1. South 29°14'14" East, a distance of 126.35 feet to an angle point, for a corner of the herein described political subdivision,
2. South 88°15'32" East, a distance of 194.81 feet to an angle point, for a corner of the herein described political subdivision,
3. North 01°46'12" East, a distance of 86.60 feet to an angle point, for a corner of the herein described political subdivision,
4. North 09°47'33" West, a distance of 52.63 feet to an angle point, for a corner of the herein described political subdivision,
5. North 64°02'31" East, a distance 89.94 feet to found iron rod with red cap at an angle point, for a corner of the herein described political subdivision,
6. North 59°53'23" East, a distance of 210.42 feet to a found 1/2" iron rod at an angle point, for a corner of the herein described political subdivision,



7. North 63°56'59" East, a distance of 725.22 feet to a found 1/2" iron rod at an angle point, for a corner of the herein described political subdivision,
8. South 25°33'42" East, a distance of 66.14 feet to an angle point, for a corner of the herein described political subdivision,
9. North 61°50'20" East, a distance of 155.41 feet to an angle point, for a corner of the herein described political subdivision,
10. South 28°06'48" East, a distance of 54.30 feet to an angle point, for a corner of the herein described political subdivision,
11. North 62°52'17" East, a distance of 40.03 feet to an angle point, for a corner of the herein described political subdivision,
12. North 28°10'21" West, a distance of 54.98 feet to an angle point, for a corner of the herein described political subdivision,
13. North 61°52'07" East, a distance of 146.67 feet to a found 1/2" iron rod at an angle point, for a corner of the herein described political subdivision,
14. North 62°01'15" East, a distance of 58.24 feet to a found 1/2" iron rod at an angle point, for a corner of the herein described political subdivision,
15. North 68°07'42" East, a distance of 186.15 feet to a found iron rod with yellow cap stamped CDS/MUERY SATX" at an angle point, for a corner of the herein described political subdivision,
16. South 21°50'07" East, a distance of 34.96 feet to found "X" in concrete at an angle point, for a corner of the herein described political subdivision,
17. North 71°20'58" East, a distance of 19.57 feet to a 5/8" iron rod found at an angle point, for a corner of the herein described political subdivision,
18. North 21°07'17" West, a distance of 36.07 feet to a found iron rod with yellow cap stamped CDS/MUERY SATX" at an angle point, for a corner of the herein described political subdivision,
19. North 68°11'02" East, a distance of 70.02 feet to a found iron rod with yellow cap stamped CDS/MUERY SATX" at an angle point, for a corner of the herein described political subdivision,
20. North 65°37'35" East, a distance of 178.03 feet to an angle point, for a corner of the herein described political subdivision,
21. South 57°23'22" East, a distance of 51.01 feet to an angle point, for a corner and the east corner of said Lot 1 and the herein described political subdivision,



22. South 02°05'59" East, a distance of 120.47 feet to an angle point, for a corner of the herein described subdivision, and

23. South 05°25'47" West, a distance of 203.74 feet to an angle point in the aforementioned northwest right of way line of said Southern Pacific Railroad right-of-way and the east line of said Lot 1, for a corner of the herein described subdivision;

THENCE, South 36°14'01" West, along said northwest right-of-way line and said east line, a distance of 446.57 feet to the **POINT OF BEGINNING** and containing 163.5 acres of political subdivision.

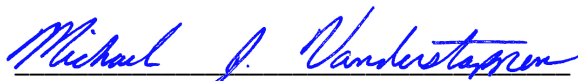
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

The courses reflected on this document are based on the Replat and Development Plat of Port Authority of San Antonio recorded in Volume 9577, Page 186 of the Deed and Plat Records of Bexar County, Texas.

A plat was prepared this date to accompany this field note description.

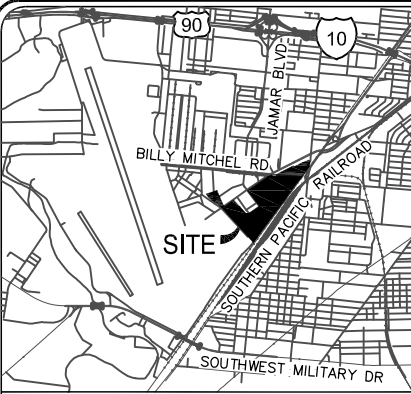
Job No. 2860-001
February 8, 2019

Certified this 8th day of February, 2019

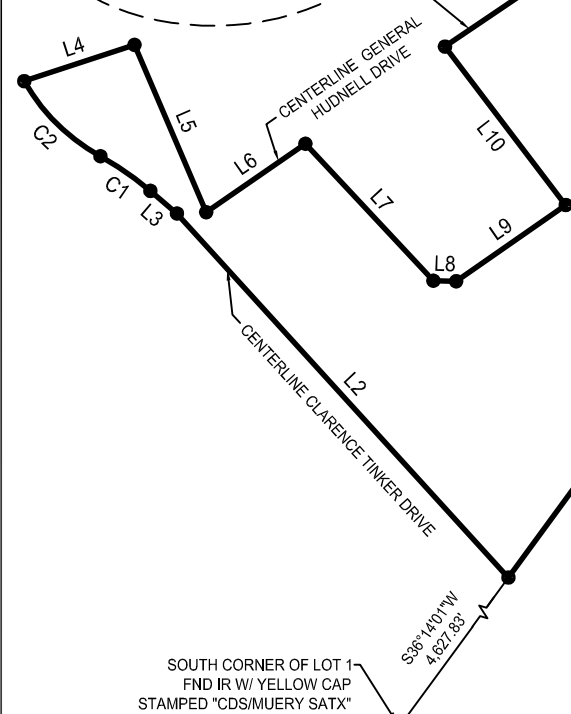
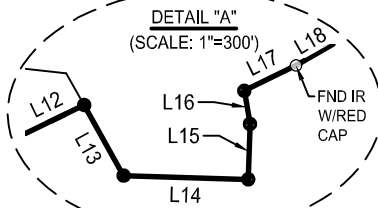


Michael J. Vanderstappen
Registered Professional Land Surveyor
Texas Registration No. 6594
Vickrey & Associates, Inc.
TBPLS Firm Registration No. 10004100





LOCATION MAP



NOTES

- BEARINGS ARE BASED ON THE REPLAT AND DEVELOPMENT PLAT OF PORT AUTHORITY OF SAN ANTONIO RECORDED IN VOLUME 9577, PAGE 186 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- THE FIELD SURVEY WAS PERFORMED JANUARY, 2019.
- THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21. DOES NOT EFFECT 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.
- A PROPERTY DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

LEGEND

- FOUND 1/2-INCH IRON ROD, UNLESS NOTED OTHERWISE
- POINT
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- ± APPROXIMATE

POLITICAL SUBDIVISION OF A ±163.5-ACRES

OUT OF LOT 1, BLOCK 2, N.C.B. 12608
THE REPLAT AND DEVELOPMENT PLAT OF PORT
AUTHORITY OF SAN ANTONIO,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



SCALE: 1"=1000"

LINE TABLE

LINE	BEARING	LENGTH
L1	S36°14'01"W	4,554.48'
L2	N42°19'35"W	2,564.51'
L3	N49°34'03"W	181.69'
L4	N71°47'01"E	604.82'
L5	S23°11'08"E	948.30'
L6	N55°23'11"E	628.19'
L7	S43°02'15"E	976.39'
L8	S88°35'20"E	118.84'
L9	N55°10'02"E	695.68'
L10	N37°19'45"W	1,037.57'
L11	N55°58'24"E	1,274.89'
L12	N64°09'06"E	263.48'
L13	S29°14'14"E	126.35'
L14	S88°15'32"E	194.81'
L15	N01°46'12"E	86.60'
L16	N09°47'33"W	52.63'
L17	N64°02'31"E	89.94'
L18	N59°53'23"E	210.42'
L19	N63°56'59"E	725.22'
L20	S25°33'42"E	66.14'
L21	N61°50'20"E	155.41'
L22	S28°06'48"E	54.30'
L23	N62°52'17"E	40.03'
L24	N28°10'21"W	54.98'
L25	N61°52'07"E	146.67'
L26	N62°01'15"E	58.24'
L27	N68°07'42"E	186.15'
L28	S21°50'07"E	34.96'
L29	N71°20'58"E	19.57'
L30	N21°07'17"W	36.07'
L31	N68°11'02"E	70.02'
L32	N65°37'35"E	178.03'
L33	S57°23'22"E	51.01'
L34	S02°05'59"E	120.47'
L35	S05°25'47"W	203.74'
L36	S36°14'01"W	446.57'



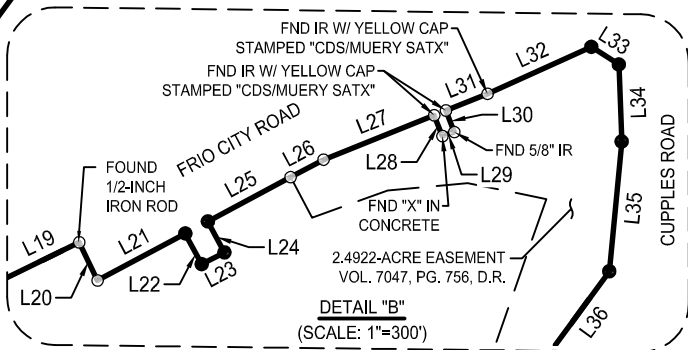
2.4922-ACRE EASEMENT
VOL. 7047, PG. 756, D.R.

DETAIL "B"

Frio City Road
VARIABLE WIDTH STREET EASEMENT
VOL. 5203, PG. 618, D.R.

POINT OF BEGINNING
FOUND CONCRETE
MONUMENT WITH 3-INCH
BRASS CAP STAMPED
"CORPS OF ENGINEERS
U.S. ARMY P.I. 501"

±163.5-ACRES
PORTION OF LOT 1, BLOCK 2,
N.C.B. 12608
PORT AUTHORITY OF
SAN ANTONIO
(VOL. 9577, PG. 186 D.P.R.)
GREATER KELLY
DEVELOPMENT CORPORATION
OUT OF A CALLED 1,402.40-ACRE TRACT
(VOL. 7211, PG. 664 O.P.R.)
EXECUTED: JULY 24, 1997



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	316.93	1,586.50'	11°26'45"	159.00'	N55°17'26"W 316.41'
C2	564.53	1,037.00'	31°11'28"	289.45'	N45°25'04"W 557.59'

SHEET 5 OF 5

Michael J. Vanderstappen DATED 2/8/19
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