



METES AND BOUNDS DESCRIPTION  
FOR A  
95.240 ACRE TRACT OF LAND

Being 95.240 acres of land situated in the Francisco A. Ruiz Survey No. 47, Abstract No. 614, County Block 4300, in the City of San Antonio, Bexar County, Texas, being that same certain called 94.71 acre tract of land as conveyed to Charles A. Timms, and recorded in Volume 9627, Page 1055, of the Official Public Records of Bexar County, Texas, and said 95.240 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap found in the Southwesterly Right-of-Way (R.O.W.) line of Fischer Road (a variable width R.O.W.), being the Northwest corner of a called 30.00 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 10475, Page 2232, of the Official Public Records of Bexar County, Texas, and being the most Northeasterly corner of said 94.71 acre tract of land and this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Fischer Road, and with the common line between said 30.00 acre tract of land and said 94.71 acre tract of land, S 29° 35' 10" W, a distance of 2,744.77 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the Southwesterly corner of said 30.00 acre tract of land, and being a Southeasterly corner of this herein described tract of land;

THENCE continuing with the Southeasterly line of said 94.71 acre tract of land, and with the Westerly line of the remaining portion of a called 30.00 acre tract of land, as conveyed to Sofia Herrera Langevin, and recorded in Volume 5209, Page 367, of the Official Public Records of Bexar County, Texas, S 29° 35' 10" W, at a distance of 171.96 feet passing the Southwest corner of the remaining portion of said Langevin 30.00 acre tract of land, same being the Northwest corner of a called 10.00 acre tract of land, as conveyed to Denise Maria Knight, and recorded in Volume 18504, Page 110, of the Official Public Records of Bexar County, Texas, at a distance of 862.89 feet passing the most Westerly Southwest corner of said Knight 10.00 acre tract of land, same being the Northwest corner of the remaining portion of a called 30.00 acre tract of land, as conveyed to Stella Yvonne Herrera Patton, and recorded in Volume 18465, Page 1150, of the Official Public Records of Bexar County, Texas, and continuing with the common line between said 94.71 acre tract of land and the remaining portion of said Patton 30.00 acre tract of land for a total distance of 2,044.98 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Westerly Southwest corner of the remaining portion of said Patton 30 acre tract of land, being the Northwest corner of a called 4.540 acre tract of land Preservation and Conservation Easement, as conveyed to San Antonio Conservation Society Foundation, and recorded in Volume 15290, Page 1963, of the Official Public Records of Bexar County, Texas, and being a Southeasterly corner of said 94.71 acre tract of land and this herein described tract of land;

THENCE with the common line between said 94.71 acre tract of land and said 4.540 acre tract of land, S 29° 35' 10" W, a distance of 214.16 feet to a point in the bank of the Medina River, being a Westerly corner of said 4.540 acre tract of land, and being the most Southerly Southeast corner of said 94.71 acre tract of land and this herein described tract of land;

THENCE departing the Westerly line of said 4.540 acre tract of land, and with the meanders of the bank of the Medina River, the following courses:

N 26° 23' 19" W, a distance of 160.49 feet to a point for a Southerly corner;

N 10° 25' 25" W, a distance of 141.05 feet to a point for a Southerly corner;

N 76° 46' 27" W, a distance of 213.62 feet to a point for a Southerly corner;

N 89° 52' 21" W, a distance of 94.73 feet to a point for a Southerly corner;

S 80° 58' 29" W, a distance of 271.13 feet to a point for a Southerly corner;

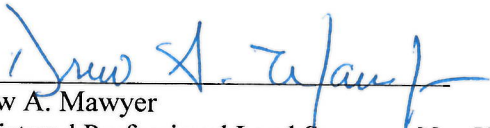
THENCE continuing with the meanders of the bank of the Medina River, S 78° 36' 56" W, a distance of 158.06 feet to a point in the bank of the Medina River, being the most Southerly Southeast corner of a called 79.238 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 18638, Page 728, of the Official Public Records of Bexar County, Texas, and being the most Westerly Southwest corner of said 94.71 acre tract of land and this herein described tract of land;

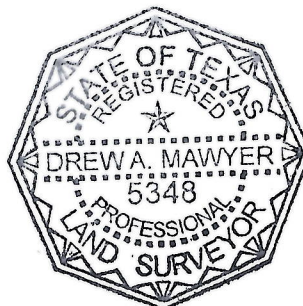
THENCE departing the bank of the Medina River, and with the common line between said 79.238 acre tract of land and said 94.71 acre tract of land, N 30° 01' 11" E, a distance of 5,395.18 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southwesterly R.O.W. line of aforementioned Fischer Road, being the most Easterly Northeast corner of said 79.238 acre tract of land, and being the most Northerly Northwest corner of said 94.71 acre tract of land and this herein described tract of land;

THENCE with the Southwesterly R.O.W. line of said Fischer Road, S 45° 46' 32" E, a distance of 828.40 feet to the POINT OF BEGINNING, and containing 95.207 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983.

Exhibit prepared this the 19<sup>th</sup> day of January, 2019.

  
 Drew A. Mawyer  
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 5151 W. State Highway 46, New Braunfels, TX 78132  
 LJA039-95.240 AC- PARCEL 3- 011819





METES AND BOUNDS DESCRIPTION  
FOR A  
29.165 ACRE TRACT OF LAND  
"ZONING"

Being 29.165 acres of land situated in the Francisco A. Ruiz Survey No. 47, Abstract No. 614, County Block 4300, in the City of San Antonio, Bexar County, Texas, being out of a called 30.00 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 10475, Page 2232, of the Official Public Records of Bexar County, Texas, and said 29.165 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap found in the Southwesterly Right-of-Way (R.O.W.) line of Fischer Road (a variable width R.O.W.), being the Northeast corner of a called 94.71 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 9627, Page 1055, of the Official Public Records of Bexar County, Texas, and being the Northwest corner of said 30.00 acre tract of land and this herein described tract of land;

THENCE with the Southwesterly R.O.W. line of said Fischer Road, and with the Northeasterly line of said 30.00 acre tract of land, S 45° 47' 39" E, a distance of 480.70 feet to a point in the Southwesterly R.O.W. line of said Fischer Road, being the most Northerly corner of a called 0.52 acre tract of land, as conveyed to Glen Alan Delosh, and recorded in Volume 17090, Page 328, of the Official Public Records of Bexar County, Texas, and being the most Northeasterly corner of said 30.00 acre tract of land and this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Fischer Road, with the Northwesterly line of said 0.52 acre tract of land, and with the Easterly line of said 30.00 acre tract of land, S 30° 51' 40" W, a distance of 274.75 feet to a point in the Northwesterly line of said 0.52 acre tract of land, being in the Easterly line of said 30.00 acre tract of land, and being an Easterly corner of this herein described tract of land;

THENCE with the Easterly line of said 30.00 acre tract of land, with the Northwesterly line of said 0.52 acre tract of land, with the Northwesterly line of a called 0.50 acre tract of land, as conveyed to Richard Rodriguez, and recorded in Volume 6643, Page 1742, of the Official Public Records of Bexar County, Texas, and with the Northwesterly line of Tract 1, of Herrera Subdivision, as recorded in Volume 6633, Page 842, of the Deed Records of Bexar County, Texas, S 27° 49' 59" W, a distance of 208.17 feet to a point in the Easterly line of said 30.00 acre tract of land, being in the Northwesterly line of said Tract 1, and being an Easterly corner of this herein described tract of land;



THENCE continuing with the Easterly line of said 30.00 acre tract of land, and with the Northwesterly lines of Tracts 1 through 5, of said Herrera Subdivision, S 27° 09' 52" W, a distance of 340.01 feet to a point in the Easterly line of said 30.00 acre tract of land, being the most Westerly corner of said Tract 5, being the most Northerly corner of Tract 1, of the H.L. Tharp Subdivision, as recorded in Volume 2213, Page 481, of the Deed Records of Bexar County, Texas, and being an Easterly corner of this herein described tract of land;

THENCE continuing with the Easterly line of said 30.00 acre tract of land, and with the Northwesterly lines of Tracts 1 and 2, of said H.L. Tharp Subdivision, S 28° 50' 26" W, a distance of 499.80 feet to a ½" iron pin found in the Easterly line of said 30.00 acre tract of land, being the most Westerly corner of Tract 2, of said H.L. Tharp Subdivision, same being the most Northerly corner of Tract 3, of said H.L. Tharp Subdivision, and being an Easterly corner of this herein described tract of land;

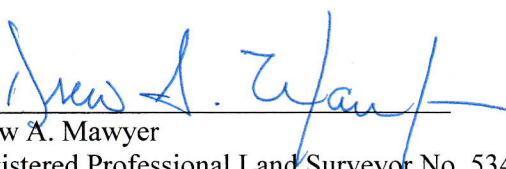
THENCE continuing with the Southeasterly line of said 30.00 acre tract of land, and with the Northwesterly lines of Tracts 3 through 7, of said H.L. Tharp Subdivision, S 28° 39' 59" W, a distance of 1,186.45 feet to a ½" iron pin found in the Northwesterly line of said Tract 7, being the most Easterly corner of the remaining portion of a called 30.00 acre tract of land, as conveyed to Sofia Herrera Langevin, and recorded in Volume 5209, Page 367, of the Official Public Records of Bexar County, Texas, being the Northeast corner of a called 10.00 acre tract of land as conveyed to Denise Maria Knight, and recorded in Volume 18504, Page 110, of the Official Public Records of Bexar County, Texas, and being the most Southeasterly corner of said Timms 30.00 acre tract of land and this herein described tract of land;

THENCE departing the Northwesterly line of said Tract 7, with the Northeasterly line of the remaining portion of called Langevin 30.00 acre tract of land, and with the Southerly line of said Timms 30.00 acre tract of land, N 73° 13' 40" W, a distance of 518.21 feet to a point in the Southeasterly line of aforementioned 94.71 acre tract of land, being the Northwest corner of the remaining portion of said Langevin 30.00 acre tract of land, and being the Southwest corner of said Timms 30.00 acre tract of land and this herein described tract of land;

THENCE with the Southeasterly line of said 94.71 acre tract of land, and with the Northwesterly line of said Timms 30.00 acre tract of land, N 29° 35' 10" E, a distance of 2,744.77 feet to the POINT OF BEGINNING, and containing 29.165 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983.

"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."

  
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LJA039- 29.165 AC- ANNEX TRACT- 030519

