

A **88.78 acre** tract of land situated in the Maria Gertrudis de Alaniz Survey No. 20, Abstract No. 22, in the City of San Antonio, Bexar County, Texas, and out of N.C.B. 10843, being a portion of that called 49.33 acre tract of land conveyed to Boralis, Inc. and described in Volume 7864, Page 1389, recorded March 3, 1999 in the Official Public Records of Bexar County, Texas (O.P.R.), and out of N.C.B. 10844, a portion of that called 24.16 acre tract of land conveyed to Boralis, Inc. and described in Volume 7864, Page 1478, recorded March 3, 1999 in the O.P.R., and a portion of that called 21.3794 acre tract of land conveyed to Boralis, Inc. and described in Volume 7864, Page 1429, recorded March 3, 1999 in the O.P.R., and including a portion of Lot 4, N.C.B. 10844, GILLET SUBDIVISION, a subdivision of record in Volume 9100, Page 209, Deed and Plat Records of Bexar County, Texas (D.P.R.), said 88.78 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING in the westerly right-of-way of South W. W. White Road, State Highway Loop 13, a 100' wide R.O.W. at this point, for the southeast corner of that called 1.161 acre tract of land conveyed to Arthur G. Alex and described in Volume 4088, Page 517, recorded July 23, 1987 in the O.P.R., and for the northeast corner of N.C.B. 10843 and said 49.33 acre tract of land and the tract described herein, and from which a found $\frac{1}{2}$ " iron rod bears N00°43'09" W, a distance of 0.61 foot, and also from which a 1.5" iron pipe found at the intersection of the westerly right-of-way of said South W. W. White Road with the northerly right-of-way of Jo Marie Drive (50' wide R.O.W. as described in plat of SALADO CREEK ACREAGE, a subdivision of record in Volume 2805, Page 176 in the D.P.R.) bears N 00°42'26" W, a distance of 419.23 feet;

THENCE: S 00°42'26" E, along and with the westerly right-of-way of South W. W. White Road and the easterly line of said 49.33 acre tract of land, a distance of **320.01 feet** to a point;

THENCE: S 89°37'57" W, over and across said 49.33 acre tract of land, a distance of **215.93 feet** to a point;

THENCE: S 01°03'19" E, continuing over and across said 49.33 acre tract of land, passing at a distance of 531.96 feet a $\frac{1}{2}$ " iron rod found in the apparent southerly line of N.C.B. 10843 and for the northwest corner of Lot 2, N.C.B. 10844, LUCKY 13 SUBDIVISION, a subdivision of record in Volume 7600, Page 87 in the D.P.R., continuing along and with the westerly line of said LUCKY 13 SUBDIVISION and also the westerly line of Lot 1, N.C.B. 10844, TINGLER SUBDIVISION, a subdivision of record in Volume 4181, Page 154 in the D.P.R. for a total distance of **739.36 feet** to a $\frac{1}{2}$ " iron pipe found for the southwest corner of said TINGLER SUBDIVISION,

THENCE: S 01°39'17" E, over and across said 24.16 acre tract, a distance of **76.28 feet** to a point;

THENCE: N 81°08'31" E, over and across said 24.16 acre tract of land, a distance of **49.80 feet** to a point;

THENCE: N 89°14'48" E, over and across said 24.16 acre tract of land, a distance of **151.19 feet** to a point in the westerly right-of-way of said South W. W. White Road;

THENCE: S 03°28'02" W, along and with the westerly right-of-way of said South W. W. White Road and the easterly line of said 24.16 acre tract of land, a distance of **1.45 feet** to a $\frac{1}{2}$ " iron rod found at the beginning of a non-tangent curve to the right;

THENCE: Along and with the westerly right-of-way of said South W. W. White Road and the easterly line of said 24.16 acre tract of land, with the arc of said non-tangent curve to the right having a radius of **1383.56 feet**, through a central angle of **03°40'15"**, an arc length of **88.64 feet**, and a chord bearing of **S 01°36'27" W** and a chord length of **88.63 feet** to a point;

THENCE: S 89°14'48" W, over and across said 24.16 acre tract of land, a distance of **147.43 feet** to a point;

THENCE: N 82°38'47" W, over and across said 24.16 acre tract of land, a distance of **70.92 feet** to a point;

THENCE: over and across said 24.16 acre tract of land and said 21.3794 acre tract of land, and along and with the arc of said non-tangent curve to the right having a radius of **1122.69 feet**, through a central angle of **30°59'02"**, an arc length of **607.12 feet**, and a chord bearing of **S19°13'08" W** and a chord length of **599.75 feet** to a point;

THENCE: S 00°21'16" E, over and across said 21.3794 acre tract of land, a distance of **87.62 feet** to a point in the southerly line of said 21.3794 acre tract and in the northerly line of that called 11.883 acre tract of land conveyed to Richard W. Lowder and described in Volume 7199, Page 1496, recorded September 17, 1997 in the O.P.R. for the southeast corner of the tract herein described, from which a fence post found for the southeast corner of said 21.3794 acre tract of land and the northeast corner of said 11.883 acre tract of land bears **N 89°39'26" E**, a distance of 241.94 feet;

THENCE: S 89°39'26" W, along and with the northerly line of said 11.883 acre tract of land and the southerly line of said 21.3794 acre tract of land, passing at a distance of 1893.42 feet a $\frac{1}{2}$ " iron rod found on line on the top bank of Salado Creek, and continuing a total distance of **1913.31 feet** to a point in the centerline of Salado Creek as field located, and in the apparent easterly line of that called 54.156 acre tract of land conveyed to the City of San Antonio and described in Volume 14229, Page 416, recorded October 27, 2009 in the O.P.R.;

THENCE: Along and with the centerline of Salado Creek as field located, the apparent easterly lines of said 54.156 acre tract of land, and the westerly lines of said 21.3794 acre tract of land, said 24.16 acre tract of land, and said 49.33 acre tract of land, the following thirty-two (32) courses:

1. **N 22°57'47" E**, a distance of **4.48 feet** to a calculated point;
2. **N 37°59'45" E**, a distance of **126.10 feet** to a calculated point;
3. **N 50°52'08" E**, a distance of **48.88 feet** to a calculated point;
4. **N 46°28'59" E**, a distance of **101.85 feet** to a calculated point;
5. **S 79°44'53" E**, a distance of **30.45 feet** to a calculated point;
6. **N 73°56'34" E**, a distance of **108.71 feet** to a calculated point;
7. **N 51°03'33" E**, a distance of **34.19 feet** to a calculated point;
8. **N 26°52'47" E**, a distance of **49.34 feet** to a calculated point;
9. **N 09°07'28" E**, a distance of **75.29 feet** to a calculated point;
10. **N 20°30'44" E**, a distance of **47.29 feet** to a calculated point;
11. **N 15°22'39" E**, a distance of **30.36 feet** to a calculated point;
12. **N 08°00'39" E**, a distance of **87.12 feet** to a calculated point;
13. **N 11°16'56" W**, a distance of **70.83 feet** to a calculated point;
14. **N 31°35'36" W**, a distance of **48.77 feet** to a calculated point;
15. **N 40°56'16" W**, a distance of **61.32 feet** to a calculated point;
16. **N 28°50'46" W**, a distance of **228.22 feet** to a calculated point;
17. **N 07°50'46" W**, a distance of **49.48 feet** to a calculated point;
18. **N 04°46'28" W**, a distance of **21.75 feet** to a calculated point;
19. **N 37°00'54" W**, a distance of **60.15 feet** to a calculated point;
20. **N 24°40'57" W**, a distance of **169.29 feet** to a calculated point;
21. **N 45°35'19" W**, a distance of **168.68 feet** to a calculated point;
22. **N 50°03'58" W**, a distance of **29.15 feet** to a calculated point;
23. **N 46°23'00" W**, a distance of **120.41 feet** to a calculated point;
24. **N 54°04'31" W**, a distance of **55.68 feet** to a calculated point;
25. **N 44°53'50" W**, a distance of **26.79 feet** to a calculated point;
26. **N 48°05'31" W**, a distance of **62.39 feet** to a calculated point;
27. **N 31°51'32" W**, a distance of **63.46 feet** to a calculated point;
28. **N 39°46'57" W**, a distance of **128.32 feet** to a calculated point;
29. **N 47°31'04" W**, a distance of **55.63 feet** to a calculated point;
30. **N 50°29'56" W**, a distance of **69.30 feet** to a calculated point;
31. **N 54°51'23" W**, a distance of **73.36 feet** to a calculated point;
32. **N 52°14'06" W**, a distance of **177.40 feet** to a calculated point for the apparent southwest corner of N.C.B. 10842 and that called 20.515 acre tract of land conveyed to Roland T. Cantu and described in Volume 5851, Page 144, recorded October 26, 1967 in the O.P.R. for the apparent northwest corner of N.C.B. 10843 and said 49.33 acre tract of land and the tract herein described;

blue plastic cap stamped KFW SURVEYING on line, passing at a distance of 938.44 feet a 10" fence corner post found for the southeast corner of said 20.515 acre tract of land and the southwest corner of Lot 26 of said SALADO CREEK ACREAGE subdivision, and continuing along and with the southerly line of said SALADO CREEK ACREAGE subdivision, the southerly line of said 1.161 acre tract of land, and the northerly line of said 49.33 acre tract of land, a total distance of **2991.43 feet** to the **POINT OF BEGINNING** and containing **88.78 acres** more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW SURVEYING. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 18-139

Prepared by: KFW Surveying

Date: March 11, 2019

Revised Date: August 13, 2019

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