



LEGAL DESCRIPTION
39.114 ACRES OF LAND

39.114 acres of land located in the Burchard Miller Survey No. 40, Abstract No. 486, N.C.B. 17630, City of San Antonio, Bexar County, Texas and being that same tract of land as conveyed to HEB Grocery Company, LP, as described in Volume 17417, Page 1174, Official Public Records of Bexar County, Texas; said 39.114 acres being more particularly described as follows:

BEGINNING, at a found ½ inch iron rod located in the northwesterly right of way line of Seguin Road (F.M. 78) and marking the most southerly corner of Lot 4, Block 2, N.C.B. 17628, NAPA Subdivision, according to the map or plat thereof recorded in Volume 9515, Page 86, Deed and Plat Records of Bexar County, Texas;

THENCE, South 62deg 40' 11" West, along the northwesterly right of way line of Seguin Road, a distance of 618.26 feet, to found ½ inch iron rod marking the most easterly corner of that certain 5.3112 acres of land conveyed to Allstate Properties Mgmt, LLC-Series 12, as described in Document No. 20180237495, Official Public Records of Bexar County, Texas;

THENCE, South 89deg 55' 43" West, leaving the northwesterly right of way line of Seguin Road and along the northerly line of the said 5.3112 acres, the northerly line of Lot 4, Block 2, Villa Vargas Subdivision, according to the map or plat thereof recorded in Volume 9549, Page 55, Deed and Plat Records of Bexar County, Texas and the northerly line of Lot 8, Block 2, Asian Hope Subdivision, according to the map or plat thereof recorded in Volume 9660, Page 5, Deed and Plat Records of Bexar County, Texas, a distance of 1305.25 feet, to a found ½ inch iron rod marking the southeasterly corner of that certain tract of land conveyed to BTI Limited Partnership, as recorded in Volume 9206, Page 110, Official Public Records of Bexar County, Texas;

THENCE, along the easterly line of the BPI Limited Partnership tract, the following courses:

North 17deg 22' 05" East, a distance of 439.98 feet, to a found ½ inch iron rod;

Northeasterly, along the arc of a curve to the right having a radius of 551.91 feet, a central angle of 34deg 08' 13", an arc length of 328.83 feet and a chord bearing: N 34deg 26' 12" E, 323.99 feet, to a found ½ inch iron rod;

North 51deg 16' 56" East, a distance of 319.37 feet, to a found ½ inch iron rod;

Northerly, along the arc of a curve to the left having a radius of 346.00 feet, a central angle of 89deg 50' 05", an arc length of 542.50 feet and chord bearing: N 06deg 16' 48" E, 488.61 feet, to a found ½ inch iron rod;

North 38deg 19' 57" West, a distance of 69.99 feet, to a found ½ inch iron rod located in the southwesterly right of way line of Rittiman Road;

THENCE, South 72deg 40' 34" East, along the southwesterly right of way line of Rittiman Road, a distance of 1,338.19 feet, to a found ½ inch iron rod marking the most northerly corner of Lot 3, Block 2, N.C.B. 17628 of the said NAPA Subdivision;

THENCE, along the westerly line of said NAPA Subdivision, the following courses:

Southwesterly, along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 89deg 33' 13", an arc length of 78.15 feet and a chord bearing: S 62deg 32' 42" W, 70.43 feet, to a found ½ inch iron rod;

South 17deg 06' 52" West, a distance of 165.37 feet, to a found ½ inch iron rod;

Southerly, along the arc of a curve to the left having a radius of 701.93 feet, a central angle of 44deg 41' 01", an arc length of 547.42 feet and a chord bearing: S 05deg 03' 57" E, 533.65 feet, to a found ½ inch iron rod;

Easterly, along the arc of a curve to the left having a radius of 50.00 feet, a central angle of 89deg 51' 05", an arc length of 78.41 feet and a chord bearing: S 72deg 19' 58" E, 70.62 feet, to the **POINT OF BEGINNING** and containing 39.114 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

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.

James W Russell 2/6/19

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