

**METES AND BOUNDS DESCRIPTION  
FOR TRACT 1, 178.1 ACRES OUT OF THE REMAINDER OF TRACT 59  
NEW CITY BLOCK 13941 CABLE RANCH SUBDIVISION,  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 178.1-acre (7,760,200 sq. ft.) tract of land out of the remainder of Tract 59, New City Block 13941 Cable Ranch Subdivision, an addition to the City of San Antonio, according to plat thereof recorded in Volume 105, Page 162, Deed and Plat Records of Bexar County Texas, said 178.1-acre tract also being out of a called 361.919-acre tract conveyed from Ruth McLean Bowers to Callaghan Road LTD. (99% interest), by General Warranty Deed dated December 24, 2000 and recorded in Volume 8686, Page 1440, Official Public Records of Real Property of Bexar County Texas and from 151-Callaghan Management, L.L.C. to Callaghan Road LTD (1% interest), by General Warranty Deed dated December 24, 2000 and recorded in Volume 8686, Page 1437, Official Public Records of Real Property of Bexar County Texas, said 178.1-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, South Central Zone:

**BEGINNING** at a found iron rod with yellow plastic cap stamped "PAPE DAWSON" on the northeast right-of-way line of SH 151, Parcel 24, a 35.70-acre tract conveyed from Ruth M. Bowers to State of Texas by Deed executed October 11, 1985 and recorded in Volume 3708, Page 1477, Official Public Records of Real Property of Bexar County Texas, said point also lying on the west line of said Tract 59 and being the southeast corner of a called 23.26-acre tract conveyed from James W. Gorman, Jr and Pincomm Land Investments, Ltd to Southwest Research Institute by Special Warranty Deed dated November 1, 2005 and recorded in Volume 11750, Page 1609, Official Public Records of Real Property of Bexar County Texas, for the southwest corner of the herein described tract;

**THENCE** North 00°05'47" West, departing said northeast right-of-way line of SH 151, along the east line of said 23.26-acre tract and the west line of said 361.919-acre tract and Tract 59, a distance of 728.03 feet to a found iron rod with yellow plastic cap stamped "PAPE DAWSON" on the south line of a called 7.003-acre tract conveyed from L.C. Neely, Jr. to Max Wire and Steel, Inc. by Special Warranty Deed dated July 12, 2007 and recorded in Volume 12996, Page 1521, Official Public Records of Real Property of Bexar County, Texas, said point also being the southeast corner of Lot 1, Block 58, New City Block 15331, Crown Steel Subdivision, an addition to the City of San Antonio according to Plat thereof recorded in Volume 7700, Page 143, Deed and Plat Records of Bexar County, Texas, for a northwest corner of the herein described tract;

**THENCE** North 89°50'11" East, into and across said 361.919-acre tract, along the south line of said 7.003-acre tract, a distance of 99.51 feet to a found ½" iron rod at the southeast corner of said 7.003-acre tract, for an interior corner of the herein described tract;

**THENCE** North 00°07'24" West, continuing into and across said 361.919-acre tract, along the east line of said 7.003-acre tract, a distance of 435.13 feet to a found ¾" iron rod in concrete on the south right-of-way line of West Commerce Street, 100-foot ROW, called 7.13 acres as conveyed from Homer Rogers to County of Bexar by Deed filed February 3, 1933 and recorded in Volume 1339, Page 569, Deed Records of Bexar County, Texas, said point also being the northeast corner of said 7.003-acre tract, for the northwest corner of the herein described tract;

**THENCE** continuing into and across said 361.919-acre tract and along said south right-of-way line of West Commerce Street, the following three (3) calls:

North 89°39'45" East, a distance of 1,222.91 feet to a set ½" iron rod with cap stamped "VICKREY PROP COR" at a tangent point of curvature to the right, for a corner of the herein described tract,



Along said curve to the right, an arc length of 149.33 feet with a radius of 905.37 feet, a central angle of  $9^{\circ}27'00''$ , and a chord bearing and distance of South  $85^{\circ}36'45''$  East, 149.16 feet to a set  $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP COR" at tangent point, for a corner of the herein described tract, and

South  $80^{\circ}53'15''$  East, a distance of 2,273.93 feet to a set  $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP COR" at a tangent point of curvature to the right for a curve return at the southwest right-of-way intersection of said West Commerce Street and the west right-of-way line of Callaghan Road, variable width ROW, called 0.849-acre tract as conveyed from Jack T. Bowman and wife Ruth McLean Bowman to County of Bexar by Deed dated December 9, 1959 and recorded in Volume 4389, Page 342, Deed Records of Bexar County, Texas, for a corner of the herein described tract;

**THENCE** departing said south right-of-way line of West Commerce Street, continuing into and across said 361.919-acre tract and along the west line of said Callaghan Road, the following three (3) calls:

Along said curve to the right, an arc length of 124.80 feet, with a radius of 90.00 feet, a central angle of  $79^{\circ}27'00''$ , and a chord bearing and distance of South  $41^{\circ}09'45''$  East, a distance of 115.04 feet to a set  $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP COR" at a tangent point, for a corner of the herein described tract,

South  $01^{\circ}26'15''$  East, a distance of 735.63 feet to a found iron rod, bent, for a corner of the herein described tract, and

South  $00^{\circ}12'15''$  East, a distance of 1,901.84 feet to a set  $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP COR" at the north end of a cutback, at the northwest right-of-way intersection of said Callaghan Road and SH 151, for a corner of the herein described tract;

**THENCE** continuing into and across said 361.919-acre tract and along the northeast right-of-way line of said SH 151, the following seven (7) calls:

South  $57^{\circ}47'49''$  West, a distance of 80.00 feet to a found mag nail at the southwest end of said cutback, for the most southerly corner of the herein described tract,

North  $64^{\circ}11'21''$  West, a distance of 362.95 feet to a set  $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP COR", for a corner of the herein described tract,

North  $62^{\circ}07'26''$  West, a distance 3,082.00 feet to a found Texas Department of Transportation Type II Right-of-Way Monument found, for a corner of the herein described tract,

North  $17^{\circ}07'26''$  West, a distance of 106.07 feet to a point from which a Texas Department of Transportation Type II Right-of-Way Monument found bears North  $42^{\circ}03'55''$  East, 0.31 feet, for a corner of the herein described tract,

North  $62^{\circ}07'26''$  West, a distance of 86.00 feet to a Texas Department of Transportation Type II Right-of-Way Monument found, for a corner of the herein described tract,

South  $72^{\circ}52'34''$  West, a distance of 106.07 feet to a set  $\frac{1}{2}$ " iron rod with cap stamped "VICKREY PROP COR", for a corner of the herein described tract, and

North  $62^{\circ}07'26''$  West, a distance of 551.75 feet to the **POINT OF BEGINNING** and containing 178.1 acres (7,760,200 square feet) of land.



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Job. No. 2879-001-104

August 15, 2019

Certified on this 15<sup>th</sup> day of August, 2019



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Robert M. Anguiano, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Certified Registration #6347  
Vickrey & Associates, Inc.  
TBPLS Firm No. 10004100



**METES AND BOUNDS DESCRIPTION  
FOR TRACT 2, 78.67 ACRES OUT OF THE REMAINDER OF TRACT 59 AND TRACT 60  
NEW CITY BLOCK 13941 CABLE RANCH SUBDIVISION,  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 78.67-acre (3,426,867 sq. ft.) tract of land out of the remainder of Tract 59 and Tract 60, New City Block 13941 Cable Ranch Subdivision, an addition to the City of San Antonio, according to plat thereof recorded in Volume 105, Page 162, Deed and Plat Records of Bexar County Texas, said 78.67-acre tract also being out of a called 361.919-acre tract conveyed from Ruth McLean Bowers to Callaghan Road LTD. (99% interest), by General Warranty Deed dated December 24, 2000 and recorded in Volume 8686, Page 1440, Official Public Records of Real Property of Bexar County Texas and from 151-Callaghan Management, L.L.C. to Callaghan Road LTD (1% interest), by General Warranty Deed dated December 24, 2000 and recorded in Volume 8686, Page 1437, Official Public Records of Real Property of Bexar County Texas, said 78.67-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, South Central Zone:

**BEGINNING** at a point on the southwest right-of-way line of SH 151, Parcel 24, a 35.70-acre tract conveyed from Ruth M. Bowers to State of Texas by Deed executed October 11, 1985 and recorded in Volume 3708, Page 1477, Official Public Records of Real Property of Bexar County Texas, said point also lying on the west line of said Tract 59 and being the northeast corner of a called 1.888-acre tract conveyed from S.W.L. Enterprises, Inc. to Olmos Equipment Company, Inc. by Warranty Deed executed December 30, 2007 and recorded in Volume 14909, Page 2249, Official Public Records of Real Property of Bexar County Texas, for the most northwesterly corner of the herein described tract, from which a found ½" iron rod bent bears South 58°10'06" East, 0.46 feet;

**THENCE**, into and across said 361.919-acre tract and along the southwest right-of-way line of said SH151, the following five (5) calls:

South 62°07'26" East, a distance of 365.87 feet to a point, from which a found Texas Department of Transportation Type II Right-of-Way Monument bears South 32°33'49" West, 0.34 feet, for a corner of the herein described tract,

South 17°07'26" East, a distance of 106.07 feet to a found ½" iron rod, for a corner of the herein described tract,

South 62°07'26" East, a distance of 86.00 feet to a found Texas Department of Transportation Type II Right-of-Way Monument found, for a corner of the herein described tract,

North 72°52'34" East, a distance 106.07 feet to a found Texas Department of Transportation Type II Right-of-Way Monument, for a corner of the herein described tract, and

South 62°07'26" East, a distance of 1,410.37 feet to a point, from which a found iron rod with yellow plastic cap stamped "PAPE DAWSON" bears South 27°52'06" West, 0.19 feet, for the most easterly corner of the herein described tract;

**THENCE** departing said southwest right-of-way line of SH151, continuing into and across said 361.919-acre tract, the following two (2) calls:

South 27°52'06" West, a distance of 2,153.06 feet to a found iron rod with yellow plastic cap stamped "PAPE DAWSON", for a corner of the herein described tract, and

South 00°04'27" East, a distance of 235.59 feet to a found iron rod with yellow plastic cap stamped "PAPE DAWSON" on the south line of said 361.919-acre tract and Tract 60, said point also being



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on the north line of called Tract 7, 109.7840-acre tract conveyed from D.P. Investment, Inc. to Olmos Equipment, Inc. by General Warranty Deed executed December 30, 2007 and recorded in Volume 15094, Page 1241, Official Public Records of Real Property of Bexar County Texas (no legal description found), for the southeast corner of the herein described tract;

**THENCE** South 89°55'25" West, along the south line of said 361.919-acre tract and Tract 60, and the north line of said Tract 7, 109.7840-acre tract, a distance of 767.29 feet to a found ½" iron rod at the southwest corner of said Tract 60 and said 361.919-acre tract, same point also being the southeast corner of called Tract 1, 64.2670-acre tract conveyed from D.P. Investment, Inc. to Olmos Equipment, Inc. by General Warranty Deed executed December 30, 2007 and recorded in Volume 15094, Page 1241, Official Public Records of Real Property of Bexar County Texas, for the southwest corner of the herein described tract;

**THENCE** departing said north line of Tract 7, 109.7840-acre tract, along the east line of said Tract 1, 64.2670-acre tract and the west line of said 361.919-acre tract, Tract 59 and Tract 60, the following three (3) calls:

North 00°07'35" East, a distance of 225.56 feet to a set ½" iron rod with cap stamped "VICKREY PROP COR", for a corner of the herein described tract,

North 00°19'07" West, a distance of 803.90 feet to a set ½" iron rod with cap stamped "VICKREY PROP COR", for a corner of the herein described tract, and

North 00°31'03" East, a distance of 310.50 feet to a found iron rod with red plastic cap stamped "CEC" at the northeast corner of said Tract 1, 64.2670-acre tract, same corner also being the southeast corner of called Tract 3, 43.8470-acre tract conveyed from D.P. Investment, Inc. to Olmos Equipment, Inc. by General Warranty Deed executed December 30, 2007 and recorded in Volume 15094, Page 1241, Official Public Records of Real Property of Bexar County, Texas, for a corner of the herein described tract;

**THENCE** North 00°11'57" West, along the east line of said Tract 3, 43.8470-acre tract and the west line of said 361.919-acre tract and Tract 59, a distance of 690.80 feet to a found ½" iron pinched pipe disturbed, at the northeast corner of said Tract 3, 43.8470-acre tract, same point also being the southeast corner of a called Tract 5, 31.948-acre tract conveyed from D.P. Investment, Inc. to Olmos Equipment, Inc. by General Warranty Deed executed December 30, 2019 and recorded in Volume 15094, Page 1241, Official Public Records of Real Property of Bexar County, Texas, for a corner of the herein described tract;

**THENCE** North 00°05'47" West, along the east line of said Tract 5, 31.948-acre tract and the west line of said 361.919-acre tract and Tract 59, at a distance of 799.95 feet passing the northeast corner of said Tract 5, 31.948-acre tract and the southeast corner of said 1.888-acre tract, continuing along the east line of said 1.888-acre tract and the west line of said 361.919-acre tract and Tract 59, a total distance of 1,050.08 feet to the **POINT OF BEGINNING** and containing 78.67 acres (3,426,867 square feet) of land.

Certified on this 15<sup>th</sup> day of August, 2019

Robert M. Anguiano, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Certified Registration #6347  
Vickrey & Associates, Inc.  
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