

PARCEL 1, THE NORTH PARCEL

A METES AND BOUNDS DESCRIPTION FOR A 2.818 ACRE (122,759.03 SQ. FT.) TRACT OF LAND OUT OF A 29.591 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 18396, PAGE 2279, OF THE BEXAR COUNTY OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS:

BEGINNING FOR REFERENCE at the point of intersection of the south right-of-way line of Old U.S. Highway 90 and the called for centerline of Leon Creek;

THENCE southerly, along the called for centerline of Leon Creek, S 28° 38' 04" E, 310.68 feet, to a point and S 24° 30' 54" E, 102.95 feet, to THE POINT OF BEGINNING of the herein described tract;

THENCE continuing southerly and along the previously called for centerline of Leon Creek, S 24° 39' 54" E, 73.52 feet, to a point and S 18° 23' 29" E, 469.76 feet, to the southeast corner of the herein described tract;

THENCE S 82° 26' 26 " W, 208.00 feet, along the south line of the herein described tract to an iron pin set for the southwest corner of the herein described tract;

THENCE N 27° 53' 34" W, 473.97 feet, along the west line of the herein described tract to an iron pin set for the northwest corner of the herein described tract;

THENCE N 64° 04' 37" E, 276.89 feet, along the north line of the herein described tract to the point of beginning and containing 2.818 acres (122,759.03 sq. ft.) for land, more or less.

This 25th day of July, 2018

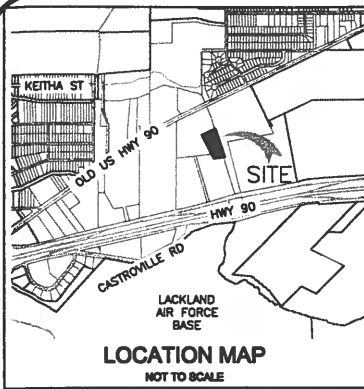


Paul A. Wilkinson, R.P.L.S.

Project: C-1459.04

A corresponding survey plat of even date herein accompanies this metes & bounds description.

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Project Name:
PARCEL 1, THE NORTH PARCEL

LEGEND

- PROPOSED EASEMENT
- PROPERTY LINE
- TO A POINT
- TO A SET IRON ROD

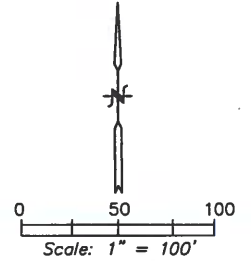
NOTES:

1. A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY PLAT.
2. ALL SET PINS ARE $\frac{1}{2}$ " REBAR WITH AN ORANGE PLASTIC CAP STAMPED B.M.B. INC. PROPERTY CORNER.

OLD US 90
BEGIN
FOR
REFERENCE

2.816 ACRE TRACT
VOL. 14648, PG. 807
O.P.R.B.C.T.

P.O.B.



PARCEL 1
THE NORTH PARCEL
2.818 ACRES

THE REMAINDER OF
29.591 ACRES
VOL. 18396, PG. 2279
O.P.R.B.C.T.

LEON CREEK

CENTERLINE OF
LEON CREEK VOL.
18396, PG. 2279
O.P.R.B.C.T.

BEARING SOURCE:

NAD 83(2011) TEXAS STATE PLANE COORDINATES SOUTH
CENTRAL ZONE, SCALE FACTOR 1.00017.

SURVEY PLAT SHOWING:

A 2.818 ACRE (122, 759.03 SQ.FT.) TRACT OF
LAND OUT OF A 29.591 ACRE TRACT OF LAND
AS DESCRIBED IN VOLUME 18396, PAGE 2279, OF
THE BEXAR COUNTY OFFICIAL PUBLIC RECORDS
OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
BEXAR COUNTY

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 25TH DAY OF JULY, 2018 A.D.

[Signature]

PAUL A. WILKINSON, RPLS 4103

PREPARED BY:



BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223
TBPE Registration No. 100209-00

PROJECT: C-1459.04 PARCEL: PARCEL 1, THE NORTH PARCEL
COUNTY: BEXAR PAGE 2 OF 2