PARCEL 2, THE SOUTH PARCEL

A METES AND BOUNDS DISCRIPTION FOR A 4.122 ACRE (179,550 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 previously called for centerline of Leon Creek, S 28° 30' 04" E, 310.98 feet, to a point, S 24° 30' 54 " E, 176.77 feet, to a point, and S 18° 23' 29" E, 469.76 feet, to the northeast corner and POINT OF BEGINNING of the herein described tract;

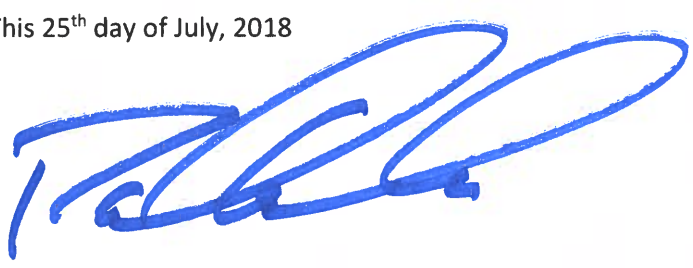
THENCE continuing along the previously called for centerline of Leon Creek and along the east line of the herein described tract, S 18° 23' 29" E, 29.48 feet to a point, S 36° 09' 43" E, 188.45 feet, to a point and S 09° 02' 47" E, 448.85 feet, to an iron pin set for the southeast corner of the herein described tract, said point also being the north right-of-way line of U.S. Highway 90 West;

THENCE along the south line of the herein described tract and along the north right-of-way line of U.S. Highway 90 West, S 80° 39' 15" W, 96.77 feet, to a set iron pin, and S 69° 11' 00" W, 181.39 feet, to an iron pin set for the southwest corner of the herein described tract;

THENCE N 11° 03' 52" W, 689.00 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 82° 26' 26" E, 208.00 feet, along the north line of the herein described tract to the point of beginning and containing 4.122 acres (179,550 sq. ft.) of land, more or less.

This 25th day of July, 2018





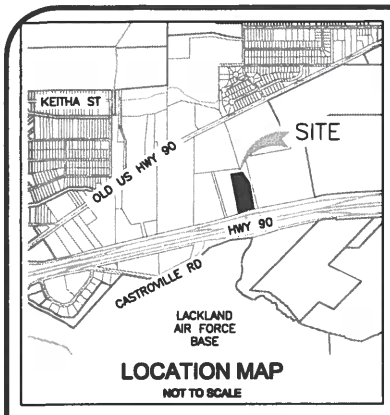
Paul A. Wilkinson, R.P.L.S.

Project: C-1459.04

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

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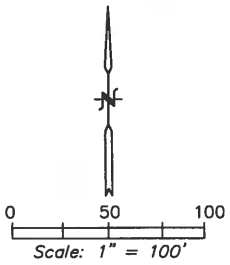
Project Name:
PARCEL 1, THE SOUTH PARCEL

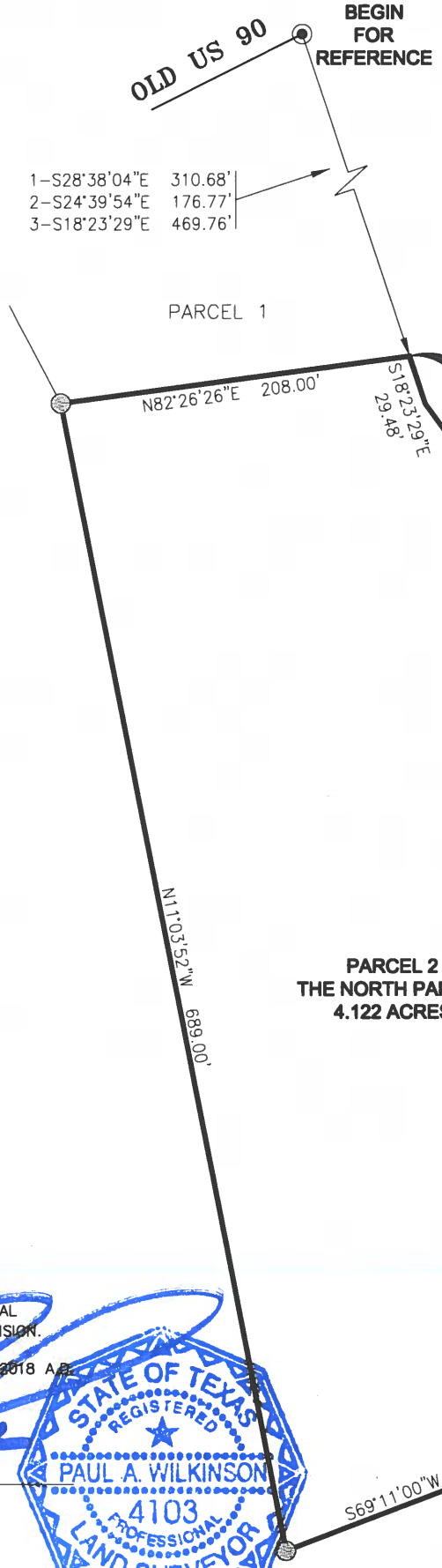


LOCATION MAP
NOT TO SCALE

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 ½" REBAR WITH AN ORANGE PLASTIC CAP STAMPED B.M.B. INC. PROPERTY CORNER.





BEARING SOURCE:

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

SURVEY PLAT SHOWING:

A 4.122 ACRE (179,550 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.

PAUL A. WILKINSON, RPLS 4103

STATE OF TEXAS
REGISTERED
PAUL A. WILKINSON
4103
PROFESSIONAL
LAND SURVEYOR

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 SOUTH PARCEL

COUNTY: BEXAR