

**DESCRIPTION FOR  
A 14.71 ACRE TRACT**

A **14.71 acre tract**, situated in the City of San Antonio, Bexar County, Texas, and being a portion of Lot 16, Block 1, N.C.B. 17172, HEB SA #27, a plat of record in Volume 9602, Pages 186-189 in the Deed and Plat Records of Bexar County, Texas (D.P.R.), being a portion of that called 15.239 acre tract of land (TRACT I) and that called 23.246 acre tract of land (TRACT II) both as conveyed to HEB GROCERY COMPANY, LP and as recorded in Volume 11224, Page 2421 in the Official Public Records of Bexar County, Texas (O.P.R.), said 14.71 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at ½ iron rod with plastic cap stamped KFW SURVEYING (hereinafter referred to as SET KFW) set in the easterly right-of-way line of Horal Drive (60' wide R.O.W.) and for the northwest corner of said Lot 16, said 15.239 acre tract, and the tract described herein;

**THENCE: S 89°56'00" E**, along and with the northerly line of said Lot 16 and said 15.239 acre tract, passing at a distance of 2.00 feet the southwest corner of Lot 17, Block 1, N.C.B. 17172, WATERS EDGE BUSINESS PARK, a plat of record as recorded in Volume 9684, Page 219 in the D.P.R., and continuing along and with the southerly line of said Lot 17 for a total distance of **633.49 feet** to a SET KFW for the northeast corner of the tract described herein, and from which point a ½" iron rod found for the southeast corner of said Lot 17 bears S 89°56'00" E, a distance of 311.57 feet;

**THENCE:** into and across said Lot 16, said 15.239 acre tract, and said 23.246 acre tract, the following four (4) courses:

1. **S 00°08'34" W**, a distance of **747.08 feet** to a SET KFW;
2. **S 51°35'19" W**, a distance of **212.97 feet** to a SET KFW;
3. **S 22°32'53" E**, a distance of **135.74 feet** to a SET KFW;
4. **S 76°05'45" W**, a distance of **517.04 feet** to a SET KFW in the easterly right-of-way line of Horal Drive for the southwest corner of the tract described herein, and for the beginning of a curve, and from which point a found ½" iron rod with cap stamped PAPE DAWSON bears a chord of S 21°07'20" E, a chord distance of 90.76 feet;

**THENCE:** along and with the easterly right-of-way line of Horal Drive and the westerly lines of said Lot 16 and said 15.239 acre tract, the following two (2) courses:

1. Along and with the arc of a non-tangent curve to the right, having an arc length of **128.92 feet**, a radius of **470.00 feet**, a delta of **15°42'58"**, and a chord which bears **N 07°43'24" W**, a distance of **128.52 feet** to a found ½" iron rod with cap stamped PAPE DAWSON;
2. **N 00°08'05" E**, a distance of **1002.39 feet** to the **POINT OF BEGINNING** and containing **14.71 acres**, more or less, in Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW SURVEYING. Bearings are based on NAD83 Texas State Plane Central Zone.

Job No.: 19-129  
 Prepared by: KFW SURVEYING  
 Date: January 16, 2020  
 File: S:\Draw 2019\19-129 Marbach & Horal\DOCS\19-129 14.71 AC TCP 011620.doc

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