

STATE OF TEXAS
COUNTY OF BEXAR

PROJECT NO. 23836.10
March 5, 2020

METES AND BOUND of a 19.017 acre tract situated within the Luke Bust Survey No. 37, Abstract 45, New City Block 16569, City of San Antonio, Bexar County, Texas same being out of a 160.523 acre tract, described as 160.48 acres conveyed unto Copperhead Properties, LP by warranty deed recorded in Document No. 20130043525, Bexar County Official Public Records; said 19.017 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found on the north right-of-way line of Green Road (a variable width right of way, minimum 60') coincident with the common southwest corner of said 160.523 acre tract and the southeast corner of 100 acre tract conveyed unto Alouis Lejeski recorded in Volume 3915, Pages 151 said Official Public Records, and the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, along the east line of said 100 acre tract, North 15° 30' 21" East, 1993.89 feet to a point for the northwest corner of the herein described tract;

THENCE, across said 160.522 acre tract, the following courses:

North 60° 39' 00" East, 352.76 feet to a point,
South 74° 21' 00" East, 358.28 feet to a point,
South 15° 39' 00" West, 257.36 feet to a point,
South 45° 39' 00" West, 660.00 feet to a point,
South 15° 39' 00" West, 1140.64 feet to a point,
South 74° 21' 00" East, 227.72 feet to a point, and
South 15° 34' 27" West, 273.08 feet to a point on the north line of said Green Road;

THENCE, along the north line of Green Road, North 74° 25' 33" West, 500.78 feet to the **POINT OF BEGINNING**.

Containing in all, 828,360 square feet, or 19.017 acres of land, more or less.
Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD 83, 2011 adjustment).

This political metes and bounds description is based on an on-the-ground survey of the original 160.523 acre tract conducted by Westwood Professional Services personnel under my direct supervision on January 21, 2020 and a proposed partition of land. This description shall not be used for conveyance nor construction purposes whatsoever.



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METES AND BOUND of a 27.608 acre tract situated within the Luke Bust Survey No. 37, Abstract 45, New City Block 16569, City of San Antonio, Bexar County, Texas same being out of a 160.523 acre tract, described as 160.48 acres conveyed unto Copperhead Properties, LP by warranty deed recorded in Document No. 20130043525, Bexar County Official Public Records; said 27.608 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found on the north right-of-way line of Green Road (a variable width right of way, minimum 60') coincident with the common southwest corner of said 160.523 acre tract and southwest corner of a 2.363 acre tract conveyed unto Keith Skloss by warranty deed recorded in Volume 5205, Page 1973 said Official Public Records, and the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, along the north line of said Green Road, the following courses:

North 74° 17' 01" West, 695.04 feet to a ½" iron rod found (RPLS 4540),
North 74° 25' 23" West, 50.27 feet to a ½" iron rod found (RPLS 4540),
North 74° 18' 06" West, 305.13 feet to a ½" iron rod found,
North 74° 27' 28" West, 302.67 feet to a ½" iron rod found,
North 74° 24' 01" West, 260.45 feet to a ½" iron rod found, and
North 74° 24' 33" West, 98.69 feet to a point and the southwest corner of herein described tract;

THENCE, across said 160.523 acre tract, the following courses:

North 15° 34' 27" East, 273.08 feet to a point,
North 60° 39' 00" East, 1011.16 feet to a point,
South 74° 21' 00" East, 698.28 feet to a point,
South 15° 39' 00" West, 779.00 feet to a point, and
South 74° 21' 00" East, 299.56 feet to a point on the common west line of said 2.363 acre tract for a northeast corner of the herein described tract;

THENCE, along the west line of said 2.363 tract, South 15° 42' 46" West, 209.15 feet to the **POINT OF BEGINNING**.

Containing in all, 1,207,483 square feet, or 27.720 acres of land, more or less.
Bearings are based on Texas State Plane coordinates for the South Central Zone, 4204 (NAD 83, 2011 adjustment).

This political metes and bounds description is based on an on-the-ground survey of the original 160.523 acre tract conducted by Westwood Professional Services personnel under my direct supervision on January 21, 2020 and a proposed partition of land. This description shall not be used for conveyance nor construction purposes whatsoever.

