

REVISED 08.18.2020 1:30 PM



METES AND BOUNDS DESCRIPTION
FOR PUBLIC IMPROVEMENT DISTRICT

A 136.759 acre, or 5,957,211 square feet more or less, tract of land out of that called 181.99 acre tract described in deed to Ladera I, LLC recorded in Document Number 20100014180 of the Official Public Records of Bexar County, Texas, out of the J. W. Howard Survey No. 15 1/4, Abstract 1009, CB 5172, the Elizabeth Davis Survey No. 6, Abstract 1001, CB 4348 and the Granvill Casias Survey No. 112, Abstract 1279, CB 4399 in Bexar County, Texas. Said 136.759 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found 1/2" iron rod marked "KFW" for the northeast corner of the said called 181.99 acres, for an interior corner of a portion of a called 320.477 acres described by deed to Ladera I, LLC recorded in Volume 14342, Page 1826 of the Official Public Records of Bexar County, Texas, from which a corner of Grosenbacher Road bears S 47°48'07" E, a distance of 1439.61 feet;

THENCE: S 00°19'40" W, along the common line of said called 181.99 acre tract and said portion of a called 320.477 acres, at a distance of 1311.05 feet passing the northwest corner of a portion of a called 942.966 acres described to Ladera I, LLC recorded in Volume 14342, Page 1814 of the Official Public Records of Bexar County, Texas and the southwest corner of said portion of 320.477 acres, continuing for a total distance of 1406.10 feet to a found 1/2" iron rod;

THENCE: S 00°18'23" W, along the common line of said called 181.99 acre tract and said portion of 942.966 acres, a distance of 1293.94 feet to a found 1/2" iron rod;

THENCE: S 00°17'18" W, continuing along the common line of said 181.99 acre tract and said portion of 942.966 acres, a distance of 2187.88 feet to a point, for the northwest corner of a called 214.48 acres described by deed to Medina Stonehill LLC recorded in Volume 12919, Page 1813 of the Official Public Records of Bexar County, Texas and the southwest corner of said portion of 942.966 acres, for the southeast corner of the herein described tract;

THENCE: S 89°45'40" W, departing the west line of said called 214.48 acres, over and across said called 181.99 acres, a distance of 416.51 feet to a point on the east line of a 72.668 acre tract described by deed to Bruce H. Bengel recorded in Volume 5854, Page 751 of the Official Public Records of Bexar County, Texas, for the south corner of the herein described tract;

THENCE: Along and with the lines common to said called 181.99 acres and said called 72.668 acres, the following bearings and distances:

N 00°51'35" W, a distance of 828.22 feet to a found 1/2" iron rod;

N 00°32'12" W, a distance of 530.59 feet to a found 1/2" iron rod;

N 01°08'39" E, a distance of 646.52 feet to a found 1/2" iron rod;

THENCE: S 89°49'27" W, along the north line of said called 72.668 acres, at a distance of 533.02 feet pass the northeast corner of a called 149.851 acre tract described by deed to Mechler Land, LLC recorded in Document Number 20090115000 of the Official Public Records of Bexar County, Texas and the northwest corner of said 72.668 acres, at a distance of 696.84 feet passing a found 1/2" iron rod marked "KFW" and continuing for a total distance of 1326.59 feet to a point on the east line of a 1172.019 acre tract described by deed to B & L Tschirhart recorded in Volume 12431, Page 2393 of the Official Public Records of Bexar County, Texas and on at the northwest corner of said called 149.851 acres, same being the southwest corner of said called 181.99 acre tract, for the southwest corner of the herein described tract;

THENCE: Along the lines common to said called 181.99 acre tract and said called 1172.019 acre tract the following bearings and distances:

N 00°11'52" W, a distance of 1341.79 feet to a found 1/2" iron rod;

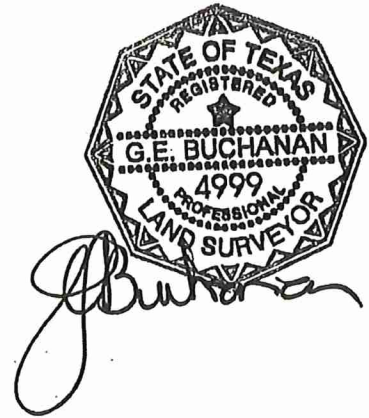
N 00°32'24" E, a distance of 639.57 feet to a found 1/2" iron rod marked "KFW";

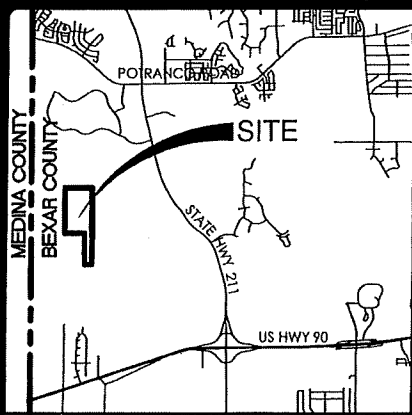
N 00°57'02" E, a distance of 907.87 feet to a point;

THENCE: N 89°53'09" E, continuing along the line common with said called 181.99 acre tract and said called 1172.019 acre tract, a distance of 319.43 feet to a point at an angle corner of said portion of said 320.477 acres and an angle corner of said called 1172.019 acre tract, for an angle corner of said called 181.99 acre tract, same being an angle corner of the herein described tract;

THENCE: S 89°57'17" E, along the line common with said called 181.99 acre tract and said portion of called 320.477 acre tract, a distance of 1437.65 feet to the POINT OF BEGINNING and containing 136.759 acres in Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 6445-40 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 21, 2020
JOB NO. 6445-40
DOC. ID. N:\CIVIL\6445-40\Word\6445-40 FN 136.759 AC.docx





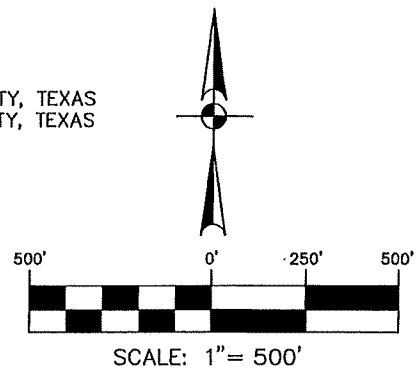
LOCATION MAP

LEGEND:

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

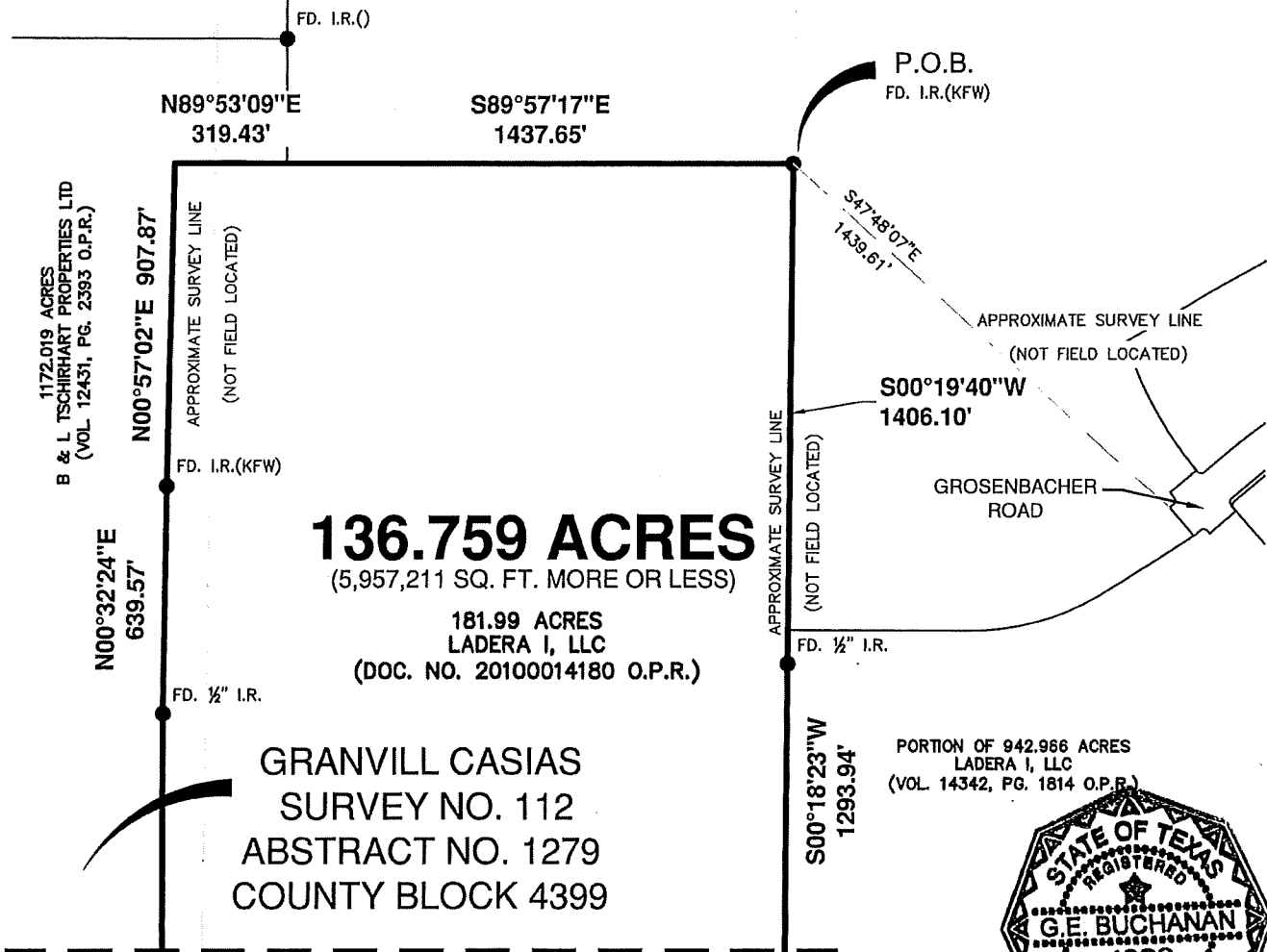
NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 6445-40 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



NOT-TO-SCALE
 CW-TRP LLC
 (VOL. 17760, PG. 2200 O.P.R.)

PORTION OF 320.477 ACRES
 LADERA I, LLC
 (VOL. 14342, PG. 1826 O.P.R.)



136.759 ACRES

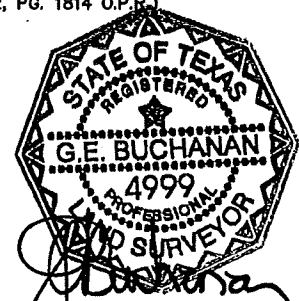
(5,957,211 SQ. FT. MORE OR LESS)

181.99 ACRES
 LADERA I, LLC
 (DOC. NO. 20100014180 O.P.R.)

GRANVILL CASIAS
 SURVEY NO. 112
 ABSTRACT NO. 1279
 COUNTY BLOCK 4399

MATCHLINE SHEET 2 OF 2

METES AND BOUNDS DESCRIPTION
 FOR PUBLIC IMPROVEMENT DISTRICT



A 136.759 ACRE, OR 5,957,211 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT CALLED 181.99 ACRE TRACT DESCRIBED IN DEED TO LADERA I, LLC RECORDED IN DOCUMENT NUMBER 20100014180 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J. W. HOWARD SURVEY NO. 15 1/4, ABSTRACT 1009, CB 5172, THE ELIZABETH DAVIS SURVEY NO. 6, ABSTRACT 1001, CB 4348 AND THE GRANVILL CASIAS SURVEY NO. 112, ASBTRACT 1279, CB 4399 IN BEXAR COUNTY, TEXAS.



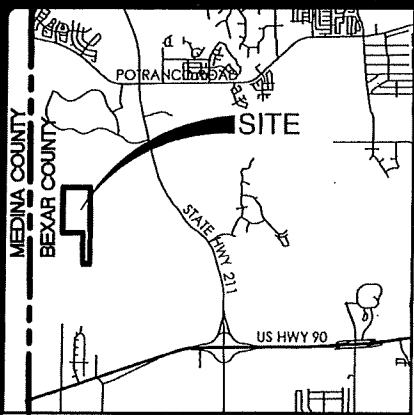
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TPPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

AUGUST 2020

SHEET 1 OF 2
 JOB No.: 6445-40

Date: Aug 21, 2020, 3:34pm, User ID: jrdms
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REFERENCE



LOCATION MAP

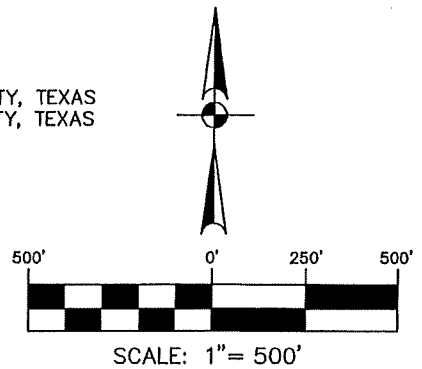
NOT-TO-SCALE

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- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

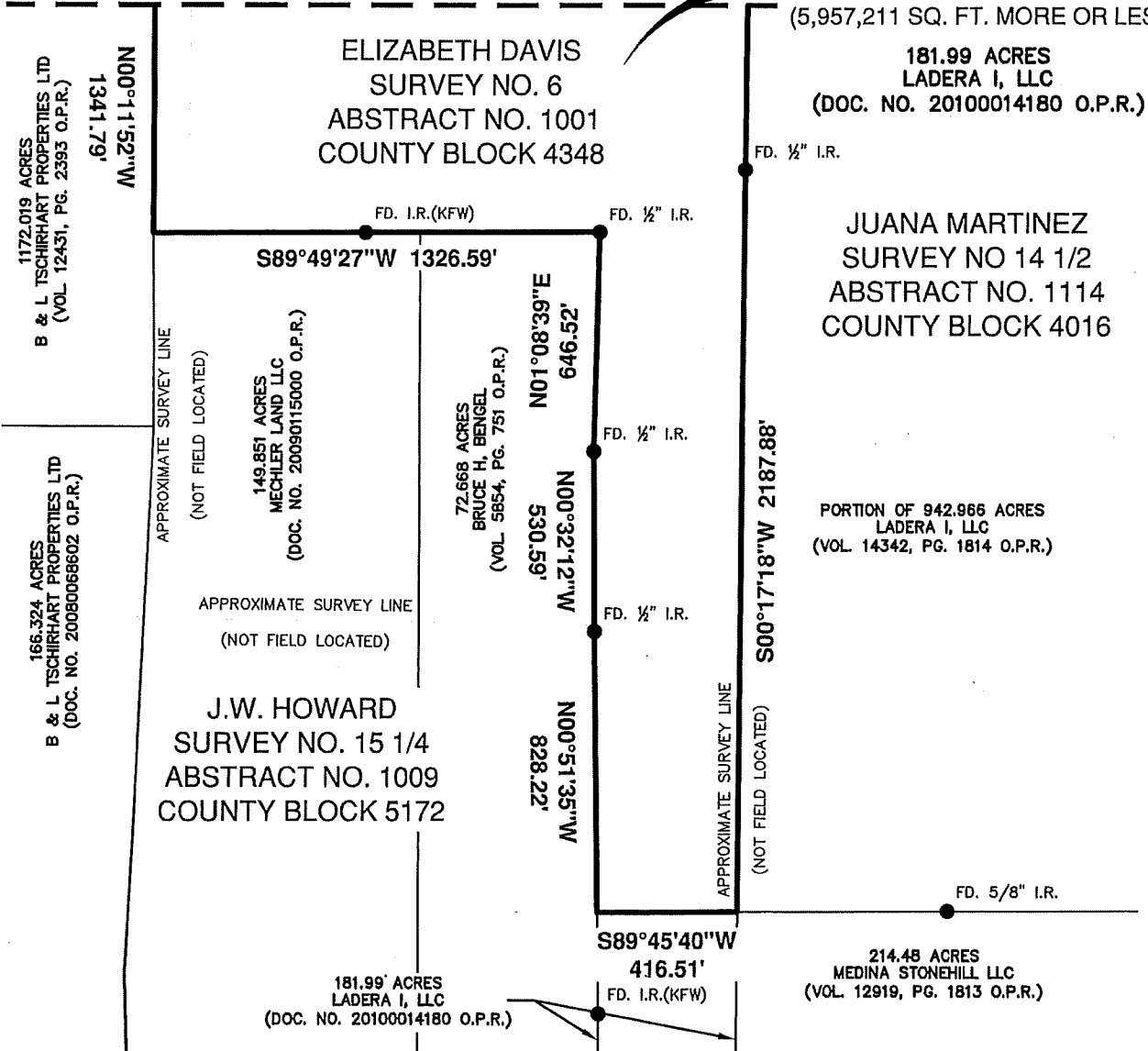
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MATCHLINE SHEET 1 OF 2

136.759 ACRES

(5,957,211 SQ. FT. MORE OR LESS)



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 2000 HW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10026800

AUGUST 2020

SHEET 2 OF 2
 JOB No.: 6445-40

Date: Aug 21, 2020, 3:34pm User ID: jrdawson
 File: N:\DWG\6445-40\6445-40 EX 136.759 AC.dwg

REFERENCE