



METES AND BOUNDS DESCRIPTION
FOR

A 56.934 acre, or 2,480,039 square feet more or less, tract of land being comprised all of Lots 6 – 11, Block 9, Southwest Business and Technology Park, Unit-3 recorded in Volume 9569, Page 211 in the Deed and Plat Records of Bexar County, Texas, and a portion of the 121.302 acre tract described in Volume 6696, Page 1286 in the Official Public Records of Bexar County, Texas, which is further described as being all of the 8.24 acre variable width drainage easement shown on said Southwest Business and Technology Park, Unit-3, in New City Block 11379 of the City of San Antonio, Bexar County, Texas. Said 56.934 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 Texas Department of Transportation Type II monument at the north end of the northwest cutback line, at the intersection of Old US Highway 90, a variable width public right-of-way and State Highway 151, a 350-foot minimum public right-of-way, and the most easterly southeast corner of said Lot 10;

THENCE: S 21°07'43" W, along and with said cutback line, a distance of 111.08 feet to a point, at the west end of said cutback line and the most southerly southeast corner of said Lot 10, from which a found Texas Department of Transportation Type II monument bears N 64°05'40" E, a distance of 0.96 feet;

THENCE: S 64°05'40" W, along and with the northwest right-of-way line of said Old US Highway 90 and the southeast line of said Lots 10, 9 and 11, a distance of 1482.29 feet to a found ½" iron rod at the southwest corner of said Lot 11 and the southeast corner of the 16.34 acre tract described in Volume 17881, Page 2020 in said Official Public Records;

THENCE: N 00°21'32" W, departing the northwest right-of-way line of said Old US Highway 90, along and with the west line of said Lot 11 and the east line of said 16.34 acre tract, a distance of 306.55 feet to a found ½" iron rod on the south line of said 8.24 acre variable width drainage easement, at the northwest corner of said Lot 11 and the northeast corner of said 16.34 acre tract;

THENCE: S 89°50'16" W, along and with the south line of said 8.24 acre variable width drainage easement and the north line of said 16.34 acre tract, at a distance of 1198.56 feet passing a found ½" iron rod on the east right-of-way line of Callaghan Road, a variable width public right-of-way, at the northwest corner of said 16.34 acre tract, continuing along and with the east right-of-way line of said Callaghan Road and the south line of said 8.24 acre variable width drainage easement, a total distance of 1218.06 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the east right-of-way line of said Callaghan Road;

THENCE: N 00°12'27" W, along and with the east right-of-way line of said Callaghan Road, the west line of said 8.24 acre variable width drainage easement, the west line of said Lot 7 and a west line of said Lot 6, a distance of 650.03 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the northwest corner of said Lot 6 and the southwest corner of Lot 1, Block 9, Medline Industries Subdivision recorded in Volume 9557, Page 68 in said Deed and Plat Records;

THENCE: N 89°47'33" E, departing the east right-of-way line of said Callaghan Road, along and with the north line of said Lot 6 and the south line of said Lot 1, a distance of 1013.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", at an angle point of said Lot 6 and the southeast corner of said Lot 1;

THENCE: N 00°12'27" W, along and with a west line of said Lot 6 and the east line of said Lot 1, a distance of 206.90 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at an angle point of said Lot 6 and the southwest corner of Lot 15, Block 9, Glazer's Expansion – MAOZ Subdivision recorded in Volume 9645, Page 120 in said Deed and Plat Records;

THENCE: N 89°47'33" E, along and with a north line of said Lot 6 and the south line of said Lot 15, a distance of 602.69 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" on a west line of said 8.24 acre variable width drainage easement, at the northeast corner of said Lot 6 and the southeast corner of said Lot 15;

THENCE: N 00°01'29" E, along and with the west line of said 8.24 acre variable width drainage easement and the east line of said Lot 15, a distance of 1117.61 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the southwest right-of-way line of said State Highway 151, at the northernmost corner of said 8.24 acre variable width drainage easement and the northeast corner of said Lot 15;

THENCE: Southeasterly, along and with the southwest right-of-way line of said State Highway 151, the northeast line of said Lot 8 and the northeast line of said Lot 9, along a non-tangent curve to the right, said curve having a radius of 2689.79 feet, a central angle of $26^{\circ}01'45''$, a chord bearing and distance of $S\ 37^{\circ}43'09''\ E$, 1211.48 feet, for an arc length of 1221.96 feet to a point, from which a found Texas Department of Transportation Type II monument bears $S\ 21^{\circ}33'21''\ W$, a distance of 0.87 feet;

THENCE: $S\ 24^{\circ}42'17''\ E$, along and with the southwest right-of-way line of said State Highway 151, and the northeast line of said Lot 9, a distance of 168.68 feet to a point, from which a found Texas Department of Transportation Type II monument bears $S\ 04^{\circ}46'25''\ W$, a distance of 0.53 feet;

THENCE: $S\ 21^{\circ}50'32''\ E$, along and with the southwest right-of-way line of said State Highway 151 and the northeast line of said Lot 9 and Lot 10, a distance of 453.26 feet to the POINT OF BEGINNING and containing 56.934 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 11770-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 16, 2019
JOB NO. 11770-00
DOC. ID. N:\CIVIL\11770-00\Word\11770-00 FN 56.934 AC.docx



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