

**A METES AND BOUNDS  
DESCRIPTION OF A  
8.738 ACRE TRACT OF LAND**

**BEING** a 8.738 acre (380,611 square feet) tract of land situated in the J.H. Cox Survey No. 22, Abstract No. 155, and NCB 34725, City of San Antonio, Bexar County, Texas; and being portion of a called 54.489 acre "Tract II" described in instrument to Plains Capital Bank in Volume 16540, Page 1745 of the Official Public Records of Bexar County; and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod set (with plastic cap stamped "KHA") marking the northerly point of a cutback curve to the right at the intersection of the southwesterly right-of-way line of Cresta Bella (86 foot wide public right-of-way) and the northwesterly right-of-way line of Camp Bullis Road (86 foot wide public right-of-way);

**THENCE**, in a southwesterly direction, along a tangent curve to the right, a central angle of  $84^{\circ}55'50''$ , a radius of 25.00 feet, a chord bearing and distance of South  $7^{\circ}40'17''$  West, 33.76 feet, and a total arc length of 37.06 feet to a 1/2 inch iron rod set (with plastic cap stamped "KHA") for point of curvature, and marking the southerly point of said cutback curve to the right;

**THENCE**, departing the southwesterly right-of-way line of said Cresta Bella and along the northwesterly right-of-way line of said Camp Bullis Road in a southwesterly direction, along a tangent reverse curve to the left, a central angle of  $49^{\circ}25'45''$ , a radius of 743.00 feet, a chord bearing and distance of South  $25^{\circ}25'19''$  West, 621.29 feet, and a total arc length of 640.99 feet to a 1/2 inch iron rod found (with an illegible cap) for corner on the easterly boundary of Lot 902 of Cresta Bella Unit 2A Enclave, plat of which is recorded in Volume 9508, Page 77 of the Deed and Plat Records of Bexar County and marking the southeast corner of the herein described tract;

**THENCE**, along the northeasterly boundary of said Lot 902 and the southwesterly boundary of the said 54.489 acre tract, the following four (4) courses and distances:

1. South  $71^{\circ}43'09''$  West, 24.75 feet to a 1/2 inch iron rod found (with an illegible cap) for corner;
2. North  $17^{\circ}39'16''$  West, 948.74 feet to a 1/2 inch iron rod found (with an illegible cap) for corner;
3. North  $89^{\circ}06'01''$  West, 265.59 feet to a 1/2 inch iron rod found (with an illegible cap) for corner;
4. North  $21^{\circ}40'52''$  West, 326.63 feet to a 1/2 inch iron rod set (with plastic cap stamped "KHA") for corner on the southwesterly right-of-way line of aforesaid Cresta Bella, and marking the north corner of the herein described tract;

**THENCE**, along the southwesterly right-of-way line of said Cresta Bella, the following five (5) courses and distances:

1. South  $77^{\circ}41'07''$  East, 390.18 feet to a 1/2 inch iron rod set (with plastic cap stamped "KHA") for corner;
2. in a southeasterly direction, along a non-tangent curve to the right, a central angle of  $26^{\circ}18'17''$ , a radius of 357.00 feet, a chord bearing and distance of South  $64^{\circ}17'58''$  East,

162.46 feet, and a total arc length of 163.90 feet to a 1/2 inch iron rod set (with plastic cap stamped "KHA") for corner;

3. South  $51^{\circ}08'49''$  East, 275.68 feet to a 1/2 inch iron rod set (with plastic cap stamped "KHA") for a point of curvature;

4. in a southeasterly direction, along a tangent curve to the right, a central angle of  $16^{\circ}21'10''$ , a radius of 607.00 feet, a chord bearing and distance of South  $42^{\circ}58'14''$  East, 172.66 feet, and a total arc length of 173.24 feet to a 1/2 inch iron rod set (with plastic cap stamped "KHA") for corner;

5. South  $34^{\circ}47'38''$  East, 190.52 feet to the **POINT OF BEGINNING** and containing 8.738 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4203) (NAD'83). All distances are on the Surface and shown in U.S. Survey Feet. The Grid to Surface scale factor is 1.00017. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.