

METES AND BOUNDS DESCRIPTION  
FOR

A 74.477 acre, or 3,244,220 square feet more or less, tract of land out of a portion that called 144 acre tract conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, Volume 13921, Page 132, of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, in Bexar County, Texas. Said 74.477 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:

COMMENCING: At a found ½" iron rod on the north right-of-way line of Trainer Hale Road, an 80-foot public right-of-way, at the southeast corner of a remainder of a 5.000 acre tract, conveyed to Bryson Kneupper Properties, in deed recorded in Volume 11355, Page 2475, and at the southwest corner of a 1.00 acre tract conveyed to Robert L. and Deborah K Wright, Volume 17409, Page 1329, both of said Official Public Records of Bexar County, Texas;

THENCE: N 30°27'16" W, departing said north right-of-way line, along and with the west line of said 1.00 acre tract, same being the east line of said remainder of 5.000 acres, a distance of 208.28 feet to a found ½" iron rod at the northwest corner of said 1.00 acre tract, at the southwest corner of a called 78.146 acre tract, conveyed to Valerie Hartmann & Brian Beutnagel, in deed recorded in Document No. 20180200199, of said Official Public Records;

THENCE: N 30°24'26" W, along and with said east line, same being the west line of said 78.146 acre tract, a distance of 817.93 feet to a found ½" iron rod at the northeast corner of said remainder of 5.000 acres, at the southeast corner of said 144 acre tract, and the POINT OF BEGINNING of the herein described tract;

THENCE: S 59°40'19" W, along and with the south line of said called 144 acre tract, along and with the north line of said remainder of 5.00 acres, a distance of 212.15 feet to a point at the northeast corner of a 5.05 acre tract, conveyed to Joe H. & Florence Reinhard, in deed recorded in Volume 10957, Page 2025, of said Official Public Records, along and with the north line of said 5.05 acre tract, a distance of 423.86 feet to a found ½" iron rod at the northwest corner of said 5.05 acre tract, same being the northeast corner of a remainder of a 9.966 acre tract, conveyed to Gerald & Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records, continuing along the north line of said remainder of 9.966 acre tract, for a total distance of 1060.68 feet to a found ½" iron rod at the northwest corner of said remainder of 9.966 acre tract, same being the northeast corner of a called 53.28 acre tract conveyed to Kneupper Bryson Properties, Ltd., in deed recorded in Volume 17909, Page 62, of said Official Public Records;

THENCE: Along and with the south line of said called 144 acre tract, same being the north line of said called 53.28 acre tract, the following bearings and distances:

S 59°39'37" W, a distance of 1064.20 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 29°11'54" E, a distance of 147.22 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 53°07'49" W, a distance of 163.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 68°52'10" W, a distance of 80.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 19°46'14" W, a distance of 119.14 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 73°30'20" W, a distance of 440.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 58°09'40" W, a distance of 113.89 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 30°43'11" W, a distance of 331.94 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 47°28'40" W, a distance of 73.91 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 60°39'30" W, a distance of 190.64 feet to a found ½" iron rod at the northwest corner of said called 53.28 acre tract, at the northeast corner of a 10.013 acre tract, conveyed to Michael McCoy, in deed recorded in Document No. 20190008091, of said Official Public Records;

THENCE: S 59°49'38" W, along and with the north line of said 10.013 acre tract, same being the south line of said called 144 acre tract, a common line, a distance of 66.70 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Departing said common line, over and across said called 144 acre tract the following bearings and distances:

N 11°02'47" W, a distance of 673.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 55°27'16" E, a distance of 433.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 59°42'20" E, a distance of 60.00 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 30°17'40" W, a distance of 74.41 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

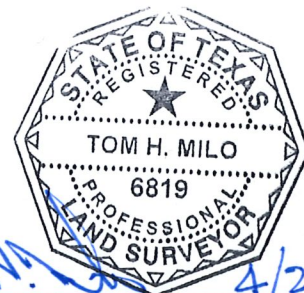
N 56°49'29" W, a distance of 326.34 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the north line of said called 144 acre tract, same being the south line of a portion of Lot 1, conveyed to Phillip Sweet, in deed recorded in Volume 17967, Page 1563, of said Official Public Records, a common line;

THENCE: N 59°28'25" E, along and with said common line, a distance of 820.45 feet to a found 2" iron pipe at the southeast corner of said portion of Lot 16, same being the southwest corner of a called 17.27 acre tract, conveyed to Daniel O. Corrigan, in deed recorded in Volume 15676, Page 2488 of said Official Public Records;

THENCE: N 59°31'01" E, along and with the north line of said called 144 acre tract, same being the south line of said called 17.27 acre tract, a distance of 574.27 feet to a southeast corner of said 17.27 acre tract, same being the southwest corner of a remainder of 188.68 acre tract, conveyed to Wiederstein Trust Fund, in Document No. 20160103970, of said Official Public Records, continuing along and with said north line, same being the south line of said remainder of 188.68 acre tract for a total distance of 2059.53 feet to a found ½" iron rod at the northeast corner of said called 144 acre tract, at the northwest corner of said called 78.146 acre tract;

THENCE: S 30°19'51" E, along and with the east line of said called 144 acre tract, same being the west line of said called 78.146 acre tract, a distance of 1040.16 feet to the POINT OF BEGINNING and containing 74.477 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 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: April 2022  
JOB NO. 30037-00  
DOC. ID. N:\CIVIL\30037-00\Word\30037-00 74.477AC.docx



METES AND BOUNDS DESCRIPTION  
FOR

A 78.294 acre, or 3,410,508 square feet more or less, tract of land out of all of that called 78.294 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 78.294 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 ½" iron rod with a cap marked "Baker" on the north right-of-way line of Trainer Hale Road, at the southeast corner of said called 78.294 acre tract, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;

**THENCE:** S 59°01'17" W, along and with said north right-of-way line, a distance of 1470.42 feet to a found ½" iron rod at a southwest corner of said called 78.294 acre tract, same being the southeast corner of a 1.00 acre tract conveyed to Robert L. & Deborah K Wright, in deed recorded in Volume 17409, Page 1329 of said Official Public Records;

**THENCE:** N 30°26'46" W, along and with a west line of said called 78.294 acre tract, same being the east line of said 1.00 acre tract, a distance of 208.38 feet to a found ½" iron rod at an interior corner of said called 78.294 acre tract, same being the northeast corner of said 1.00 acre tract;

**THENCE:** S 59°41'08" W, along and with the north line of said 1.00 acre tract, same being a south line of said 78.294 acre tract, a distance of 208.48 feet to a found ½" iron rod at a southwest corner of said called 78.294 acre tract, same being the northwest corner of said 1.00 acre tract, on the east line of a remainder of 5.000 acre tract conveyed to Bryson Kneupper Properties in deed recorded in Volume 11355, Page 2475, of said Official Public Records of Bexar;

**THENCE:** N 30°24'26" W, along and with the west line of said 78.294 acre tract, same being the east line of said 5.000 acre tract, a common line, a distance of 817.93 feet to a found ½" iron rod at the northeast corner of said remainder of 5.000 acre tract, at the southeast corner of a called 144 acre tract conveyed to Brycap Commercial Properties LLC, in deed recorded in Volume 13921, Page 157, and Volume 13921, Page 132, both of said Official Public Records;

THENCE: N 30°19'51" W, along and with the east line of said called 144 acre tract, same begin the west line of said called 78.294 acre tract, a distance of 1040.16 feet to a found ½" iron rod at the northwest corner of said 78.294 acre tract, same being a northeast corner of said called 144 acre tract, on the south line of a remainder of 188.68 acre tract conveyed to Wiederstein Trust Fund in deed recorded in Document No. 20160103970 of said Official Public Records;

THENCE: N 59°43'43" E, along and with the north line of said 78.294 acre tract, a distance of 1676.34 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said called 78.294 acre tract, at the northwest corner of said 68.146 acre tract;

THENCE: S 30°26'31" E, along and with the east line of said called 68.146 acre tract, same being the west line of said 68.146 acre tract, a distance of 2048.18 feet to the POINT OF BEGINNING and containing 78.294 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 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: April 2022  
JOB NO. 30037-00  
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METES AND BOUNDS DESCRIPTION  
FOR

A 165.410 acre, or 7,205,273 square feet more or less, tract of land out of that remaining portion of a 188.68 acre tract conveyed to Wiederstein Trust Fund, in deed recorded in Document No. 20160103970, of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, County Block 5059, of Bexar County, Texas. Said 165.410 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:

COMMENCING: At a point on the north right-of-way line of Trainer Hale Road, at the southeast corner of a called 78.146 acre tract conveyed to Valerie Hartmann & Brian Beutnagel in Document No. 20180200199 of the Official Public Records of Bexar County, Texas, and at the southwest corner of a 68.146 acre tract conveyed to Charles Luensmann in deed recorded in Volume 10175, Page 534 of said Official Public Records;

THENCE: N 30°26'31" W, departing said north right-of-way line, along and with the east line of said called 78.146 acre tract, same being the west line of called 68.146 acre tract, a distance of 2048.18 feet to a found ½" iron rod on the south line of said remainder of 188.68 acres and to the POINT OF BEGINNING of the herein described tract;

THENCE: S 59°43'43" W, along and with the south line of said remainder of 188.68 acres, same being the north line of said called 78.146 acre tract, a distance of 1676.34 feet to a found ½" iron rod at the northwest corner of said called 78.146 acre tract, same being the northeast corner of a called 144 acre tract, conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, and in deed recorded in Volume 13921, Page 132, of the Official Public Records;

THENCE: S 59°31'01" W, along and with the south line of said remainder of 188.68 acres, same being the north line of said called 144 acre tract, a distance of 1485.72 feet to an iron fence post at the southwest corner of said called 188.68 acres, same being the southeast corner of a called 17.27 acre tract conveyed to Daniel O. Corrigan, in deed recorded in Volume 15676, Page 2488 of said Official Public Records;

THENCE: Along and with the east line of said called 17.27 acre tract, same being west line of said remainder of a 188.68 acre tract, the following bearings and distances:

N 31°26'12" W, a distance of 1084.60 feet to a fence post;

N 73°14'37" W, a distance of 373.67 feet to a fence post;

S 81°06'40" W, a distance of 329.41 feet to a fence post at the southwest corner of said called 188.68 acre tract and northwest corner of said 17.27 acre tract, both lying on the east line of Lot 17, conveyed to Thomas H. Williams in deed recorded in Volume 10847, Page 1809, of said Official Public Records;

THENCE: N 30°17'07" W, along and with the west line of said called 188.68 acre tract and the east lines of said Lot 17, east line of Lot 19, conveyed to Anthony Heyden in deed recorded in Volume 17890, Page 2269 of said Official Public Records and the east line of Lot 20A, Lot 20B, and Lot 20C conveyed to Rachel Escobedo recorded in Volume 15465, Page 1129 of said Official Public Records, a distance of 789.47 feet to an iron fence post at the northwest corner of said called 188.68 acre tract, the east line of Lot 20A, Lot 20B, and Lot 20C, and the southwest corner of a 10.126 acre tract conveyed to Krickhahn ETC. Enterprises, LLC, in deed recorded in Volume 11319, Page 762 of said Official Public Records;

THENCE: N 59°30'44" E, along and with the north line of said remainder of a 188.68 acre tract, same being the south line of said 10.126 acre tract, a common line, a distance of 3167.68 feet to a found ½" iron rod at the northeast corner of said remainder of 188.68 acres, on the west line of a 42.116 acre tract, conveyed to Alvin Krueger Melvin, in deed recorded in Volume 16034, Page 1089, of said Official Public Records;

THENCE: S 32°16'11" E, along and with said west line, a distance of 20.32 feet to a found ½" iron rod with an aluminum cap at the northeast corner of a remainder of 5.767 acre tract, conveyed to Betty Jean Wiederstein, recorded in Volume 17890, Page 2269, and in Volume 5261, Page 231, both of said Official Public Records;

THENCE: S 56°09'27" W, along and with the north line of said remainder of 5.767 acres, a distance of feet, to a point at the northeast corner of a 1.393 acre tract conveyed to Hoover Edwards, in deed recorded in Volume 8227, Page 351, of said Official Public Records, for a total distance of 278.34 feet to a found ½" iron rod at the northwest corner of said 1.393 acre tract;

THENCE: S 29°23'13" E, along and with an east line of said called 188.68 acre tract and the west line of said 1.393 acre tract, a distance of 321.87 feet to a found ½" iron rod at the southwest corner of said 1.393 acre tract, same being an interior corner of said remainder of 5.767 acre tract;

- THENCE: S 29°25'41" E, along and with the east line of said remainder of 5.767 acre tract, a distance of 346.13 feet to a found ½" iron rod;
- THENCE: N 65°12'00" E, along and with a north line of said called 188.68 acre tract, the south line of said remainder of 5.767 acre tract, a distance of 572.69 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at a north corner of said called 188.68 acre tract, the southeast corner of said remainder of a 5.767 acre tract, on the southwest line of said 42.116 acre tract;
- THENCE: S 68°03'04" E, along and with said southwest line, a distance of 183.77 feet to a found ½" iron rod at the southwest corner of said 42.116 acre tract, same being a northwest corner of Tract "B", conveyed to Ruth E. Martin in deed recorded in Volume 16034, Page 1089 of said Official Public Records;
- THENCE: S 51°58'59" E, along and with the east line of said called 188.68 acre tract the west line of said Tract "B", a distance of 1473.61 feet to a found ½" iron rod on the north line of said called 68.146 acre tract;
- THENCE: S 59°49'51" W, along and with said north line, a distance of 362.56 feet to the POINT OF BEGINNING and containing 165.410 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 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 2022  
JOB NO. 30037-00  
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METES AND BOUNDS DESCRIPTION  
FOR TRACT 1

A 43.104 acre, or 1,877,611 square feet more or less, tract of land out of that all of that called 53.28 acre tract conveyed to Kneupper Bryson Properties LTD., in deed recorded in Volume 17909, Page 62 of the Official Public Records of Bexar County, Texas, out of the J. Diaz Survey No. 66, Abstract No. 187, in County Block 5059, of Bexar County, Texas. Said 43.104 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 set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the north right-of-way line of Trainer Hale Road, an 80-foot public right-of-way, and at the southeast corner of said called 53.28 acre tract, same being the southwest corner of a remainder of 9.966 acre tract, conveyed to Gerald and Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records;

**THENCE:** S 59°45'45" W, along and with said north right-of-way line, same being the south line of said called 53.28 acre tract, a distance of 1186.70 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

**THENCE:** Departing said north right-of-way line, over and across said called 53.28 acre tract the following bearings and distances:

N 43°21'39" W, a distance of 264.15 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 69°32'59" W, a distance of 75.10 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 88°57'21" W, a distance of 166.79 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 54°32'02" W, a distance of 92.58 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 59°48'04" W, a distance of 848.36 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the west line of said called 53.28 acre tract, same being, same being the southeast line of a 8.300 acre tract conveyed to Gary Obearle indeed recorded in Volume 4154, Page 516 of said Official Public Records;

**THENCE:** N 30°27'18" W, along and with said common line, a distance of 217.59 feet to the northeast corner of said 8.300 acre tract, same being the southeast corner of a 10.013 acre tract conveyed to Michael McCoy in deed recorded in Document No. 20190008091 of said Official Public Records, a distance of 532.09 feet to a found ½" iron rod at the northeast corner of said 10.013 acre tract, on the south line of a called 144 acre tract, conveyed to Brycap Commercial Properties, LLC, in deed recorded in Volume 13921, Page 157, and Volume 13921, Page 132, both of said Official Public Records;

THENCE: Along and with the north line of said called 53.28 acre tract, same being the south line of said called 144 acre tract, the following bearings and distances:

N 60°39'30" E, a distance of 190.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 47°28'40" E, a distance of 73.91 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 30°43'11" E, a distance of 331.94 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 58°09'40" E, a distance of 113.89 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 73°30'20" E, a distance of 440.97 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 19°46'14" E, a distance of 119.14 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 68°52'10" E, a distance of 80.64 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 53°07'49" E, a distance of 163.88 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 29°11'54" W, a distance of 147.22 feet to a found 2" iron pipe;

N 59°39'37" E, a distance of 1064.20 feet to a found ½" iron rod at the northeast corner of said 53.28 acre tract, same being the northwest corner of a remainder of a 9.966 acre tract, conveyed to Gerald and Diana Vrana, in deed recorded in Volume 18990, Page 1515, of said Official Public Records;

THENCE: S 30°24'03" E, along and with the east line of said 53.28 acre tract, same being the west line of said remainder of 9.966 acre tract, a distance of 1025.60 feet to the POINT OF BEGINNING and containing 43.104 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 30037-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 2022  
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