

THENCE: S 01°18'14" W, departing said common line, over and across said 317.6 acre tract, along and with the west line of said River Rock Ranch P.U.D. Unit 3A Phase 1, passing the southwest corner of said River Rock Ranch P.U.D. Unit 3A Phase 1 the northwest corner of River Trace, a variable width private road established with the plat of River Rock Ranch P.U.D. Unit 2, recorded in Volume 9616, Pages 28-32 of the Deed and Plat Records of Bexar County, Texas, at a distance of 1296.22 feet, continuing over and across said 317.6 acre tract, now along and with the west line of said River Trace, passing the southwest corner of said River Trace at an additional distance of 86.00 feet, continuing over and across said 317.6 acre tract, now along and with the west line of an 87.025 acre tract of land conveyed to Green Land Ventures, LTD. and described in a deed recorded in Volume 12100, Page 707 of the Official Public Records of Real Property of Bexar County, Texas, an additional distance of 1985.96 feet, for a total distance of 3368.18 feet to a found 1/2 inch iron rod on the north line of said 0.801 of an acre tract, at the southwest corner of said 87.025 acre tract;

THENCE: Along and with the common line between said 0.801 of an acre tract and said 87.025 acre tract, the following courses and distances:

S 66°47'29" E, a distance of 59.59 feet to a found iron rod with cap marked "MOY", and

S 65°10'40" E, a distance of 56.84 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson", on the north right-of-way line of Boerne-Stage Road, a minimum 100-foot wide right-of-way as shown on the Bexar County right-of-way maps B-226, B-1011, and B-1101, at the northeast corner of said 0.801 of an acre tract, from which a found iron rod with cap marked "MOY" bears S 65°10'40" E, a distance of 55.21 feet;

THENCE: S 11°54'08" W, departing the south line of said 87.025 acre tract, along and with the north right-of-way line of said Boerne-Stage Road, the east line of said 0.801 of an acre tract, a distance of 26.06 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson", at the southeast corner of said 0.801 of an acre tract, the northeast corner of a 3.51 acre tract of land conveyed to the City of San Antonio and described in a deed recorded in Volume 5140, Page 1818 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Departing the north right-of-way line of said Boerne-Stage Road, along and with the common line between said 3.51 acre tract and said 0.801 acre tract, the following courses and distances:

N 68°00'52" W, a distance of 781.00 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson", and

N 86°33'22" W, a distance of 73.82 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson";

THENCE: N 12°52'36" E, departing the north line of said 3.51 acre tract, over and across said 0.801 of an acre tract, passing the north line of said 0.801 of an acre tract, the south line of said 317.6 acre tract at a distance of 30.20 feet, continuing over and across said 317.6 acre tract, an additional distance of 184.97 feet for a total distance of 217.17 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson";

THENCE: Continuing over and across said 317.6 acre tract, the following courses and distances:

S 82°09'14" E, a distance of 189.74 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 41°14'11" E, a distance of 282.82 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 34°40'53" E, a distance of 119.35 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 34°01'02" E, a distance of 98.95 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 14°32'03" E, a distance of 131.32 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 02°23'11" W, a distance of 109.15 feet to a set MAG nail with washer marked "Pape-Dawson",

S 87°32'26" W, a distance of 169.84 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 19°27'19" E, a distance of 95.54 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 27°34'53" E, a distance of 248.28 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

S 85°00'59" E, a distance of 25.03 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 00°00'00" E, a distance of 301.61 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 90°00'00" W, a distance of 117.37 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 36°33'30" W, a distance of 146.05 feet to a set MAG nail with washer marked "Pape-Dawson",

N 54°52'20" E, a distance of 101.78 feet to a set MAG nail with washer marked "Pape-Dawson",

Northeasterly, along the arc of a tangent curve to the left, said curve having a radius of 38.00 feet, a central angle of 75°49'17", a chord bearing and distance of N 16°57'42" E, 46.70 feet, for an arc length of 50.29 feet to a set MAG nail with washer marked "Pape-Dawson",

N 20°56'56" W, a distance of 38.85 feet to a set MAG nail with washer marked "Pape-Dawson",

Northwesterly, along the arc of a tangent curve to the right, said curve having a radius of 275.00 feet, a central angle of 15°14'08", a chord bearing and distance of N 13°19'53" W, 72.91 feet, for an arc length of 73.12 feet to a set MAG nail with washer marked "Pape-Dawson",

N 05°42'49" W, a distance of 87.72 feet to a set MAG nail with washer marked "Pape-Dawson",

S 84°56'58" W, a distance of 14.54 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 07°28'16" W, a distance of 264.48 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 02°36'49" E, a distance of 110.00 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 87°23'11" W, a distance of 229.19 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

S 88°10'29" W, a distance of 350.14 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 26°19'02" W, a distance of 33.33 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 49°19'53" W, a distance of 128.32 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

Northwesterly, along the arc of a tangent curve to the left, said curve having a radius of 127.00 feet, a central angle of 23°46'31", a chord bearing and distance of N 61°13'08" W, 52.32 feet, for an arc length of 52.70 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 02°39'22" W, a distance of 209.62 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

N 07°11'47" W, a distance of 111.40 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson",

Northwesterly, along the arc of a tangent curve to the left, said curve having a radius of 95.00 feet, a central angle of 86°54'38", a chord bearing and distance of N 50°39'06" W, 130.68 feet, for an arc length of 144.10 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson", and

N 00°00'13" W, a distance of 383.92 feet to the POINT OF BEGINNING, and containing 42.016 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 8375-02 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 4, 2015
JOB NO. 8375-02
DOC. ID. N:\CIVIL\8375-02\Word\8375-02FN 42.016 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

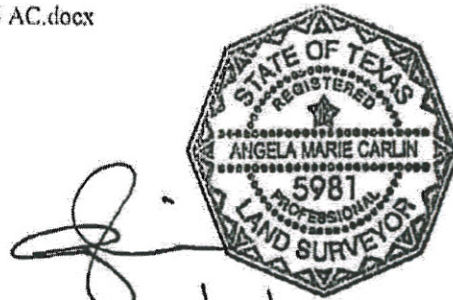
Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

NOV 16 2017



COUNTY CLERK, BEXAR COUNTY, TEXAS

[End of Exhibit A]



10/23/15

Doc# 20170226426 Fees: \$50.00
11/16/2017 10:04AM # Pages 7
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK