



**Metes and Bounds Description of**

**Tract I**

**19.70-acre tract**

**(858,198 sq. ft)**

Being a 19.70-acre tract (858,198 sq. ft.), out of the J.H. Miller Survey No. 41, Abstract No. 487, being the remainder of a called 28.15 acres of land in New City Block (N.C.B.) 15894, San Antonio, Bexar County, Texas, (all records referenced herein are in Bexar County, Texas), and recorded in Document No. 20030133628, Official Public Records (O.P.R.), Save and except that certain called 1.126-acre tract conveyed to the State of Texas by deed dated October 31, 1989, and recorded in Volume 4694, Page 335, Official Public Records of Real Property, Bexar County, Texas; and save and except therefrom any portion thereof platted as Lots 3 and 4, Block 18, New City Block 15894, Twister 4661 Subdivision, according to the map or plat thereof, recorded in Volume 9682, Page 213, Deed and Plat Records, (D.P.R.). Said 19.70-acre tract being further described as follows:

BEGINNING at a 1/2-inch iron rod found with yellow cap stamped "CASTELLA & ASSOC." in the north right-of-way (R.O.W.) line of Gibbs Sprawl Road, a Variable-Width Public R.O.W., for the east corner of a called 0.788 acre tract conveyed to City of San Antonio Water System by deed recorded in Volume 9496, Page 1591, O.P.R., for the south corner of said 28.15-acre tract, and the herein described tract ;

THENCE North  $37^{\circ}51'49''$  West, departing said North right of way line, and along the west line of said 0.788 acre tract, common with the west line of said remainder of 28.15 acres, a distance of 847.08 feet to a 1/2-inch iron rod found with yellow cap stamped "CASTELLA & ASSOC.", for a corner in the west line of the remainder of a called 72.64 acre tract conveyed to KB Home Lone Star LP, recorded in Volume 9532, Page 292, O.P.R., for the north corner of said called 0.788-acre tract, and for an angle corner of said remainder of 28.15-acre tract and of the herein described tract;

THENCE North  $19^{\circ}41'03''$  West along the east line of said 72.64-acre tract, common with the west line of said remainder of 28.15 acres, a distance of 655.80 feet to a 1/2-inch iron rod found with yellow cap stamped "CASTELLA & ASSOC.", for the east corner of a called 4.0 acre tract conveyed to Lighthouse Gospel Misson, recorded in Document No. 20060063197, for the north corner of said remainder of 72.64-acres, and for a corner of said remainder of 28.15-acre tract and of the herein described tract;

THENCE North  $34^{\circ}34'20''$  West along the west line of said 4.0 acre tract, common with the west line of said remainder of 28.15 acres, a distance of 501.23 feet to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING", in the south R.O.W. line of Walzem Road, a variable width Public R.O.W., for the northwest corner of said remainder of 28.15-acre tract and of the herein described tract;

THENCE along the said south R.O.W. line of Walzem Road, common with the north line of said remainder of 28.15-acre tract, the following two (2) courses and distances:

1. South  $74^{\circ}24'36''$  East a distance of 3.34 feet to a found TXDOT Type II Concrete R.O.W. monument, for a corner of the said remainder of 28.15-acre tract, and herein described tract, and
2. In a easterly direction with a non-tangent curve turning to the left with a radius of 11,519.16 feet, and an arc length of 224.87, having a central angle of  $01^{\circ}07'07''$ , having a chord bearing of South  $73^{\circ}42'00''$  East and a chord distance of 224.86, to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING", for the northwest corner of a called 1.126 acre tract conveyed to the State of Texas Department of Highways and Public Transportation, and recorded in Volume 4691, Page 335, O.P.R, and for a corner of said remainder of 28.15-acre tract and the herein described tract;

THENCE departing said south R.O.W. line of Walzem Road, and along the west, south and east line of said 1.126-acre tract, common with the north line of said 28.15-acre tract, the following three (3) courses and distances:

1. South  $14^{\circ}38'41''$  East a distance of 445.00 feet to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING", for the southwest corner of said 1.126 acre tract, and for a corner of said remainder of 28.15-acre tract and the herein described tract;
2. North  $75^{\circ}21'19''$  East a distance of 120.00 feet to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING", for the southeast corner of said 1.126 acre tract , and for a corner of said remainder of 28.15-acre tract and he herein described tract, and
3. North  $14^{\circ}38'41''$  West a distance of 372.16 feet to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING", in the said south R.O.W. line of Walzem Road, for the northeast corner of said 1.126-acre tract and for a corner of said remainder of 28.15-acre tract and he herein described tract;

THENCE along the south R.O.W. line of Walzem Road, common with the north line of said remainder of 28.15-acre tract, the following three (3) courses and distances:

1. South  $73^{\circ}08'13''$  East a distance of 83.61 feet to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING", and for a corner of said remainder of 28.15-acre tract and he herein described tract;
2. in a easterly direction with a tangent curve turning to the left with a radius of 11,519.16 feet, and an arc length of 255.68 feet, having a central angle of  $01^{\circ}16'18''$ , having a chord bearing of South  $73^{\circ}46'24''$  East and a chord distance of 255.68 feet, to a found Broken TXDOT Type II Concrete R.O.W. monument, and for a corner of said remainder of 28.15-acre tract and he herein described tract, and
3. South  $74^{\circ}36'22''$  East a distance of 102.66 feet to a found TXDOT Type II Concrete R.O.W. monument, for the west corner of the remainder of a called 2.594-acre tract, conveyed to WE-Walzem and recorded in Document No. 20090093103, O.P.R. (Being Tract II, surveyed this same date) for a corner of the herein described tract;

THENCE departing the said south R.O.W. line of Walzem Road, and along the south line of said Tract II, in a southeasterly direction with a reverse non-tangent curve turning to the right with a radius of 1,206.23 feet, and an arc length of 324.28 feet, having a central angle of  $15^{\circ}24'12''$ , having a chord bearing of South  $59^{\circ}36'55''$  East and a chord distance of 323.30, to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING" in the northwest line of Lot 4, Block 18, Twister 4661 Subdivision, plat recorded in Volume 9682 Page 213, D.P.R and for a corner of said remainder of 28.15-acre tract and he herein described tract;

THENCE along the north, west and south lines of said Lot 4, Twister 4661 Subdivision, the following four (4) courses and distances:

1. South  $51^{\circ}57'44''$  West a distance of 293.47 feet to a found iron rod with red cap stamped "KHA", for a corner of said Lot 4 and the herein described tract, from which a found iron rod with cap stamped "BURY" bears  $S31^{\circ}40'42''E 0.37'$ ,
2. South  $38^{\circ}02'32''$  East a distance of 283.26 feet to a point, for a corner of said Lot 4 and of the herein described tract, from which a found iron rod bears  $S07^{\circ}34'16''E 1.38'$ ,
3. North  $52^{\circ}31'53''$  East a distance of 163.39 feet to a found iron rod with red cap stamped "KHA", for a corner of said Lot 4 and the herein described tract;
4. South  $38^{\circ}02'23''$  East a distance of 16.46 feet to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING", in the west line of Lot 8, Block 18, Twister 4661, as recorded in Volume 9709, Page 187, D.P.R. for a corner of said Lot 4, and of the herein described tract;

THENCE along the west line of said Lot 8, Twister 4661, the following three (3) courses and distances;

1. South 52°32'33" West a distance of 146.59 feet to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING", for a corner of said Lot 8 and of the herein described tract,
2. South 38°08'43" East a distance of 360.15 feet to a point, for a corner of said Lot 8 and of the herein described tract, from which a found iron rod with cap stamped "BURY" bears N13°42'05"E 0.15', and
3. South 24°36'41" East a distance of 349.08 feet to a found iron rod with cap stamped "BURY" in the said north R.O.W. Line of Gibbs Sprawl Road, for a corner of said Lot 8 and of the herein described tract;

THENCE along the said north R.O.W. line of Gibbs Sprawl Road, common with the southeast line of said remainder of 28.15-acre tract, the following three (3) courses and distances:

1. South 52°05'23" West a distance of 359.25 feet to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING", for a corner of said remainder of 28.15-acre tract of the herein described tract,
2. South 34°21'05" East a distance of 13.65 feet to a 1/2-inch iron rod found with yellow cap stamped "CASTELLA & ASSOC." for a corner of said remainder of 28.15-acre tract of the herein described tract,, and
3. South 52°41'50" West a distance of 113.98 feet to the POINT OF BEGINNING, containing 19.70 acres (858,198 sq ft) of land in Bexar County, Texas.

**Metes and Bounds Description of**

**Tract II**

**0.2227-acre tract**

**(9,700 sq. ft )**

Being a 0.2227 of an acre tract (9,700 sq. ft.), out of the J.H. Miller Survey No. 41, Abstract No. 487, being the remainder of a called 2.594-acre tract, conveyed to WE-Walzem and recorded in Document No. 20090093103, O.P.R, SAVE AND EXCEPT therefrom any portion thereof platted as Lots 3 and 4, Block 18, New City Block 15894, TWISTER 4661 SUBDIVISION, according to the map or plat thereof, recorded in Volume 9682, Page 213, Deed and Plat Records, Bexar County, Texas. Said 0.2227 of an acre tract being further described as follows:

BEGINNING at a found TXDOT Type II Concrete R.O.W. monument, in the south R.O.W. line of Walzem Road, a variable-width Public R.O.W., for a corner on the north line of a remainder of 28.15-acre tract conveyed to WE-Walzem, and recorded in Document No. 20030133628, O.P.R. for the west corner of the remainder of said called 2.594-acre tract, and of the herein described tract;

THENCE along the said south R.O.W. line of Walzem Road, common with the north line of the said remainder of a called 2.594-acre tract, the following two (2) courses and distances:

1. South 74°35'38" East a distance of 70.42 feet to a point, for a corner of the herein described tract;
2. in a easterly direction with a tangent curve turning to the right with a radius of 1,151.00 feet, and an arc length of 281.29 feet, having a central angle of 14°00'10", having a chord bearing of South 67°35'33" East and a chord distance of 280.59 feet, to a point, for the north corner of said Lot 4, for a corner of the herein described tract, from which a found 5/8-inch iron rod bears S 45°52'53" W 0.89'

THENCE South 51°57'44" West along the northwest line of said Lot 4, a distance of 61.45 feet to a set 1/2-inch iron rod w/green cap stamped "UP ENG & SURVEYING", for a corner of the herein described tract;

THENCE departing the said west line of Lot 4, in a northwesterly direction with a non-tangent curve turning to the left

with a radius of 1,206.23 feet, and an arc length of 324.28, having a central angle of 15°24'12", having a chord bearing of North 59°36'55" West and a chord distance of 323.30, to the POINT OF BEGINNING containing 0.2227 acres (9,700 square feet) of land in Bexar County, Texas.

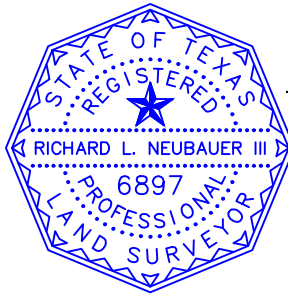
**Legal Description of TRACT III**

Lot 4, Block 18, New City Block 15894, TWISTER 4661 SUBDIVISION, situated in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof, recorded in Volume 9682, Page 213, Deed and Plat Records, Bexar County, Texas.

Notes:

- 1) Bearings shown hereon are of the Texas State Plane Coordinate System, South Central Zone (4204), NAD83, US Survey Feet, at surface, Scaled from 13729239.904', 2174635.724' by a factor of 1.00017.
- 2) Record deed information shown hereon is based upon a public records search performed by UP Engineering + Surveying in January, 2025.
- 3) Date of Survey: 01/24/2025

UP Engineering + Surveying  
111 Tower Drive  
Suite 325  
San Antonio, Texas 78232  
TBPELS Firm No. 10194606



*Richard L. Neubauer III*

Richard L. Neubauer III      Date: 01-24-2025  
Registered Professional Land Surveyor  
No. 6897 – State of Texas  
Trey@upengineering.com