

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

**BEING** a 10.054 acre (437,968 square feet) tract of land situated in the A. Lockmar Survey No. 178, Abstract No. 311, Kendall County, Texas; being all of that certain 10.02 acre tract of land described in instrument to "The James L. Wyatt Jr. Property Management Trust", recorded in Volume 1373, Page 340, and Document No. 00276408, and to "The Mildred M. Wyatt Property Management Trust", recorded in Volume 1373, Page 337, and Document No. 00276407, all in the Official Public Records of Kendall County, and being that same property described as 10.022 acres by metes and bounds recorded in Volume 104, Page 824, of the Deed Records of Kendall County; and being more particularly described as follows:

**BEGINNING**, at a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the northeast corner of that certain 121.816 acre tract of land in instrument to "Executrix's Deed Barbee Taylor Winn" recorded in Volume 984, Page 838, and Document No. 00207234 of the Official Public Records of Kendall County, and marking the north corner of the herein described tract, said set rod bares North 51°11'10" West, 0.40 feet to a found Type I concrete monument;

**THENCE**, along the southwesterly right-of-way line of said Interstate Highway 10 (variable width public right-of-way) the following three (3) courses and distances:

1. South 51°11'34" East, 455.58 feet to a Type I concrete monument found for corner;
2. South 42°38'22" East, 403.94 feet to a Type I concrete monument found for corner;
3. South 51°13'39" East; 84.46 feet passing a 1/2-inch iron rod with a plastic cap stamped "PFEIFFER" found on line; continuing for a total distances of 127.76 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the most north corner of that certain 13.422 acre tract described in instrument to Matkin Properties, LP in Volume 1418, Page 664, and Document No. 00284420 of the Official Public Records of Kendall County;

**THENCE**, departing the southwesterly right-of-way line of said Interstate Highway 10, and along the approximate centerline of Fredericks Creek, same being the southeasterly line of the herein described tract the following four (4) courses and distances:

1. South 43°21'45" West, 290.74 feet to a calculated point for corner;
2. South 58°29'45" West, 163.50 feet to a calculated point for corner;
3. South 81°04'45" West, 265.00 feet to a calculated point for corner;
4. North 85°45'15" West, 134.40 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the northwest corner of said 13.422 acre tract, and a point on the easterly line of that certain 27.276 acre tract described in instrument to "Executrix's Deed Barbee Taylor Winn" in Volume 984, Page 838, and Document No. 00207234 of the Official Public Records of Kendall County, marking the southwest corner of the herein described tract;

**THENCE**, North 0°41'24" West; along the easterly line of said 27.276 acre tract; at 28.56 feet passing a 1/2-inch iron rod with a plastic cap stamped "PFEIFFER" found 0.87' feet off line to the west; continuing for a total distances of 86.11 feet to a 1/2-inch iron rod found for a corner;

**THENCE**, along the easterly common line of said 121.816 acre tract the following three (3) courses and distances:

1. North 0°14'11" West, along the easterly line of said 27.276 acre tract; at 6.54 feet passing a 1/2-inch iron rod found for northeast corner of said 27.276 acre tract 0.66' feet off line to the west, and marking the southeast corner of said 121.816 acre tract; continuing for a total distances of 149.78 feet to a 1/2-inch iron rod found for corner;
2. North 0°39'45" East, 530.13 feet to a 1/2-inch iron rod found for corner;
3. North 0°32'39" East, 224.66 feet to the **POINT OF BEGINNING** and containing 10.054 acres of land in Kendall County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.