

**DESCRIPTION FOR  
A 2.890 ACRE TRACT**

A **2.890 acre** tract of land situated in the Juan Manuel Urrigas Survey Number 94, Abstract No. 770, N.C.B. 12886 in the City of San Antonio, Bexar County, Texas and being the remainder of that called 2.955 acre tract of land as conveyed to Emmanuel African Methodist Episcopal Church and recorded November 21, 1995 in Volume 6597, Page 1323 of the Official Public Records of Bexar County, Texas (O.P.R.), said 2.890 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a calculated point in the easterly right-of-way line of Semlinger Road (variable width R.O.W.) for the southwest corner of that called 475.92 square feet tract of land as conveyed to City of San Antonio for a 3.0' wide R.O.W. dedication and recorded November 3, 2005 in Volume 11746, Page 1174 in the O.P.R. for the most westerly northwest corner of said 2.955 acre tract and the tract described herein;

**THENCE: N 89°48'04" E**, along and with the southerly line of said 475.92 square feet tract, passing at a distance of 3.00 feet a 1/2" iron rod with a yellow plastic cap stamped K. M. NG. SAT #2432 found for the southeast corner of said 475.92 square feet tract and the southwest corner of the remainder of that called 0.37 acre tract of land as conveyed to Atilano Garza and A. Elizabeth Vasquez-Garza and recorded June 20, 1995 in Volume 6452, Page 86 in the O.P.R., and continuing along the southerly line of said 0.37 acre tract and a northerly line of said 2.955 acre tract for a total distance of **99.86 feet** to a 1" iron pipe found for the southeast corner of said 0.37 acre tract;

**THENCE: N 00°35'30" W**, along and with the easterly line of said 0.37 acre tract and a westerly line of said 2.955 acre tract, a distance of **158.91 feet** to a 1" iron pipe found in the southerly line of that called 20' wide drainage ditch tract as conveyed to County of Bexar and recorded December 5, 1940 in Volume 1857, Page 389 in the Deed Records of Bexar County for the northeast corner of said 0.37 acre tract and the most northerly northwest corner of said 2.955 acre tract and the tract described herein;

**THENCE: N 89°42'20" E**, along and with the northerly line of said 2.955 acre tract and the southerly line of said 20' drainage ditch tract, a distance of **333.60 feet** to a 2" aluminum disk stamped TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MONUMENT found for the northwest corner of that called 0.1927 acre PARCEL 79 as conveyed to State of Texas and recorded August 19, 2019 in Document Number 20190162901 in the O.P.R. for the northeast corner of the tract described herein, and being in the new westerly right-of-way line of Interstate Loop 410 (variable width R.O.W.), and for the beginning of a curve, and from which point a TXDOT Type I monument found for the original northeast corner of said 2.955 acre tract bears N 89°42'20" E, a distance of 14.21 feet, and also from which point a 2" aluminum disk stamped TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MONUMENT found in the northerly line of said 20' drainage ditch tract bears N00°43'09" W, a distance of 19.73 feet;

**THENCE:** along and with the new westerly right-of-way line of Interstate Loop 410 and the westerly line of said 0.1927 acre tract, the following three (3) courses:

1. With a non-tangent curve to the **left** having an arc of **128.33 feet**, a radius of **7584.50 feet**, a delta of **00°58'10"**, and a chord bears **S 01°23'10" E**, a chord distance of **128.33 feet** to a 2" aluminum disk stamped TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MONUMENT found for a point of reverse curvature;
2. With said reverse curve to the **right** having an arc of **81.54 feet**, a radius of **2960.50 feet**, a delta of **01°34'41"**, and a chord bears **S 01°04'52" E**, a chord distance of **81.54 feet** to a found 2" aluminum disk stamped TEXAS DEPARTMENT OF TRANSPORTATION R.O.W. MONUMENT;
3. **S 00°17'31" E**, a distance of **147.51 feet** a calculated point in the northerly line of Lot 38, N.C.B. 12886, EMMANUEL A.M.E. CHURCH SUBDIVISION, a plat of record in Volume 9511, Page 75 in the Deed and

Plat Records of Bexar County (D.P.R.) for the southeast corner of the tract described herein, and from which point a ½" iron rod found for the original southeast corner of said 2.955 acre tract and the original northeast corner of said Lot 38 bears N 89°45'13" E, a distance of 10.62 feet;

**THENCE: S 89°45'13" W**, along and with the northerly line of said Lot 38 and the southerly line of said 2.955 acre tract, a distance of **336.26 feet** to a ½" iron rod found in the easterly line of the remainder of that called 0.37 acre tract of land as conveyed to Maxine Garza and recorded August 24, 2015 in Volume 17419, Page 86 in the O.P.R. for the southwest corner of said 2.955 acre tract and the tract described herein, and from which point a ½" iron rod found for the southeast corner of said 0.37 acre tract bears S 00°26'13" E, a distance of 21.04 feet;

**THENCE: N 00°26'13" W**, along and with the easterly line of said 0.37 acre tract and a westerly line of said 2.955 acre tract, a distance of **137.96 feet** to a ½" iron rod found for the northeast corner of said 0.37 acre tract;

**THENCE: S 89°55'07" W**, along and with the northerly line of said 0.37 acre tract and a southerly line of said 2.955 acre tract, passing at a distance of 96.70 feet the northeast corner of that called 477 square feet tract of land as conveyed to City of San Antonio for a 3.0' wide R.O.W. dedication and recorded November 15, 2005 in Volume 11770, Page 1738 in the O.P.R. and from which point a ½" iron rod found bears N 82°12'02" W, a distance of 0.67 foot, and continuing along the northerly line of said 477 square feet tract for a total distance of **99.70 feet** to a calculated point in the easterly right-of-way line of Semlinger Road;

**THENCE: N 00°11'02" W**, along and with the easterly right-of-way line of Semlinger Road, a distance of **60.00 feet** to the **POINT OF BEGINNING** and containing **2.890 acres** more or less in the City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 20-088  
Prepared by: KFW Surveying  
Date: August 31, 2020  
File: S:\Draw 2020\20-088 1600 Semlinger Road\DOCS\20-088 2.890 AC TCP 083120.doc

