



Z-2020-10700214

METES AND BOUNDS DESCRIPTION
FOR

A 5.861 acre, or 255,311 square feet more or less, tract of land out of that tract described in deed to Santikos Raw Land, Ltd. recorded in document number 20050217875 of the Official Public Records of Bexar County, Texas, out of the Anselmo Prue Survey No. 20, Abstract 574, County Block 4766, now in New City Block 14890 of the City of San Antonio, Bexar County, Texas. Said 5.861 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 iron rod with cap marked "BLS" on the north line of Lot 3, Block 1, New City Block 14890 The Highland Apartments recorded in Volume 9544, Page 50 of the Deed and Plat Records of Bexar County, Texas, the southwest corner of Lot 8, New City Block 17185 recorded in Volume 16667, Page 48 of said Deed and Plat Records, the southeast corner of the herein described tract;

THENCE: S 89°45'37" W, along and with the north line of said Lot 3, the north line of Lot 6, Block 1, New City Block 17185 UTSA BLVD Apartments recorded in Volume 9563, Page 70 of said Deed and Plat Records, a distance of 1172.43 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of UTSA Boulevard, Spur 53, an 86-foot right-of-way, the northwest corner of said Lot 6, the southwest corner of the herein described tract;

THENCE: Northwesterly, along and with the east right-of-way line of said UTSA Boulevard, the west line of the herein described tract, along a curve to the left, said curve having a radius of 1188.92 feet, a central angle of 10°01'49", a chord bearing and distance of N 53°29'58" W, 207.87 feet, for an arc length of 208.13 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the south end of a cutback line at the intersection of the east right-of-way line of UTSA Boulevard with the south right-of-way line of UTEX Boulevard;

THENCE: Departing the east right-of-way line of said UTSA Boulevard, along and with the south right-of-way line of said UTEX Boulevard, the following bearings and distances:

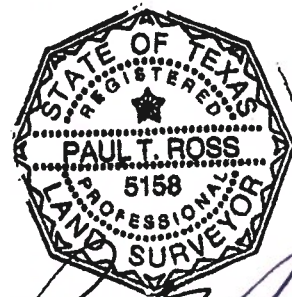
A handwritten signature in blue ink, appearing to be 'P.D.', is located in the bottom right corner of the page.

N 16°25'14" E, a distance of 78.11 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for the northwest corner of the herein described tract;

N 89°43'52" E, a distance of 1316.62 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of said Lot 8, the northeast corner of the herein described tract;

THENCE: S 00°14'23" E, departing the south row line of said UTEX Boulevard, along and with the west line of said Lot 8, the east line of the herein described tract, a distance of 199.84 feet to the POINT OF BEGINNING, and containing 5.861 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 description and map prepared under job number 9271-18 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 17, 2018
JOB NO. 9271-18
DOC. ID. N:\Survey18\18-9200\9271-18\Word\9271-18 FN.docx



Paul T. Ross
17 DEC. 18