

METES AND BOUNDS DESCRIPTION
FOR

A 23.724 acre, or 1,033,433 square feet more or less, tract of land out of the remaining portion of the following tracts: a 46.343 acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 11537, Page 1465 of the Official Public Records of Real Property of Bexar County, Texas, a called one-half acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 12321, Page 829 of the Official Public Records of Real Property of Bexar County, Texas, a 1.998 acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 13740, Page 1300 of the Official Public Records of Real Property of Bexar County, Texas, a called one acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 11832, Page 196 of the Official Public Records of Real Property of Bexar County, Texas, the remaining portion of a 4.890 acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 13080, Page 71 of the Official Public Records of Real Property of Bexar County, Texas, a portion of an 11.4 acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 12321, Page 849, Volume 12321, Page 852, Volume 12321, Page 855, Volume 12321, Page 859, Volume 12321, Page 863, Volume 12321, Page 867, Volume 12321, Page 871, and Volume 12321, Page 875 of the Official Public Records of Real Property of Bexar County, Texas, a portion of a 2.341 acre tract described in deed to WE-ROOSEVELT, LP recorded in Volume 11537, Page 1465 of the Official Public Records of Real Property of Bexar County, Texas, and a portion of a closed private road, called to be 15 feet in width, lying north of and between the northeast corner of the tract of land described in Deed recorded in Volume 7161, Page 351 of the Deed Records of Bexar County, Texas and the northwest corner of a tract of land described in Deed recorded in Volume 11832, Page 196 of the Official Public Records of Real Property of Bexar County, Texas, all out of the Domingo Bustillo Survey No. 31, Abstract 44 in New City Block 11156 of the City of San Antonio, Bexar County, Texas. Said 23.724 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:

COMMENCING: At a found ½" iron rod at the southeast corner of Lot 29 of The Universal Church Subdivision recorded in Volume 9661, Page 10 of the Deed and Plat Records of Bexar County, Texas on the north right-of-way line of Interstate Highway Loop 410, a variable width public right-of-way;

THENCE: N 01°05'08" W, departing the north right-of-way line of said Interstate Highway Loop 410, with the east line of said Lot 29, a distance of 337.39 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" and the POINT OF BEGINNING of the herein described tract;

THENCE: N 01°05'08" W, continuing with the east line of said Lot 29, a distance of 187.60 feet to a found ½" iron rod at the northeast corner of said Lot 29;

THENCE: S 88°55'41" W, with the north line of said Lot 29, a distance of 439.32 feet to a found ½" iron rod at the northwest corner of said Lot 29 on the east line of a tract described in deed to Harlandale ISD recorded in Volume 5215, Page 343 of the Official Public Records of Bexar County, Texas;

THENCE: N 01°07'36" W, with the east line of said Harlandale ISD tract, passing the southeast corner of a 4.548 acre tract described in deed to Harlandale ISD recorded in Volume 13080, Page 62 of the Official Public Records of Bexar County, Texas, and continuing with said 4.548 acre tract for a total distance of 109.09 feet to a found ½" iron rod with a cap stamped "PCI";

THENCE: N 01°04'30" W, continuing with the east line of said 4.548 acre tract, a distance of 586.89 feet to a found ½" iron rod at the northeast corner of said 4.548 acre tract, the northwest corner of said 46.343 acre tract and on the south line of a 102.363 acre tract described in deed to Harlandale ISD recorded in Volume 5215, Page 314 of the Official Public Records of Bexar County, Texas;

THENCE: N 89°39'17" E, with the south line of said 102.363 acre tract, the north line of said 46.343 acre tract a distance of 1248.96 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" from which a found ¼ inch iron rod at the southeast corner of said 102.363 acre tract bears N 89°39'17" E, a distance of 294.59 feet;

THENCE: Departing the south line of said 102.363 acre tract, over and across said 46.343 acre tract, said called one-half acre tract, said 1.988 acre tract, said called one acre tract, said 11.4 acre tract, and said 2.341 acre tract, the following bearings and distances:

S 00°00'00" E, a distance of 882.73 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 90°00'00" W, a distance of 392.16 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 00°00'00" E, a distance of 335.16 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the north right-of-way line of said Interstate Highway Loop 410;

THENCE: S 89°41'01" W, with the north right-of-way line of said Interstate Highway Loop 410, a distance of 70.01 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: Departing the north right-of-way line of said Interstate Highway Loop 410, over and across said 2.341 acre tract, said 11.4 acre tract, said called one acre tract, and said 4.890 acre tract, the following bearings and distances:

N 00°00'00" E, a distance of 335.54 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

N 90°00'00" W, a distance of 330.81 feet to the POINT OF BEGINNING and containing 23.724 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 map prepared under job number 9142-19 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 12, 2019
JOB NO. 9142-19
DOC. ID. N:\Survey19\19-9100\9142-19\Word\9142-19 FN_23.724 AC.docx

