

Z-2019-10700276

PA-2019-11600077

### METES AND BOUNDS DESCRIPTION OF

A 18.007 ACRE (784,383 SQUARE FEET) TRACT OF LAND SITUATED IN THE LUKE BUST SURVEY ABSTRACT 45, BLOCK 63, SECTION NUMBER 63, BEXAR COUNTY, TEXAS; BEING IN NEW CITY BLOCK 16551, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND BEING OUT OF A CALLED 41.905 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 17903, PAGE 1228, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 18.007 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch Iron Rod Found on the Westerly right of way line of F.M. Loop 1604, a variable width public right of way, and marking the most Northerly corner of a 11.827 Acre Tract, described in Warranty Deed with Vendor's Lien recorded in Volume 2757, Page 215, Official Public Records, Bexar County, Texas;

**THENCE** S 15° 17' 45" W a distance of 1330.31 feet, departing the Westerly right of way line of said F.M. Loop 1604 to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set marking the Northeastly corner of Gates of Heaven Memorial Gardens, created by plat recorded in Volume 4900, Page 228, Deed and Plat Records, Bexar County, Texas;

**THENCE** N 74° 25' 18" W a distance of 378.14 feet, along the Northerly boundary line of said Gates of Heaven Memorial Gardens, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, bearing S 74° 25' 18" E a distance of 709.50 feet from a 1/2-inch Iron Rod Found on the Easterly boundary line of a 9.508 Acre Tract of land described in Warranty Deed recorded in Volume 2361, Page 1660, Official Public Records, Bexar County, Texas and being the Northwestly corner of said Gates of Heaven Memorial Gardens;

**THENCE** departing the Northerly boundary line of said Gates of Heaven Memorial Gardens, across said 41.905 Acre Tract, the following calls:

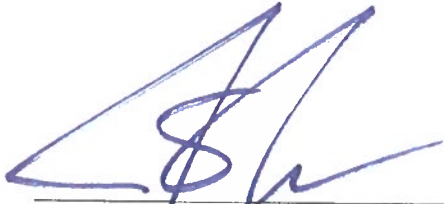
N 12° 28' 50" W a distance of 355.92 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

N 15° 17' 45" E a distance of 1190.96 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

S 74° 41' 12" E a distance of 442.46 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Westerly right of way line of said F.M. Loop 1604 and bearing S 14° 30' 21" E a distance of 10.01 from a Concrete Monument;

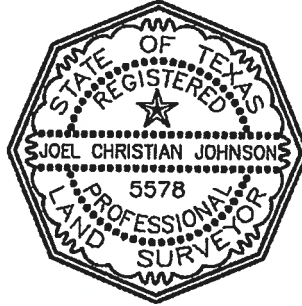
**THENCE** S 14° 30' 21" E a distance of 204.30 feet, along the Westerly right of way line of said F.M. Loop 1604 to the **POINT OF BEGINNING** and containing 18.007 Acres of land more or less, as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



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Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700



Date: October 10, 2019  
Job No: 32472-1971