

A METES AND BOUNDS DESCRIPTION OF A 15.545 ACRE (677,121.51 SQ. FT.) TRACT OF LAND OUT OF AN EXISTING VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON THE RECORDED SUBDIVISION PLATS OF GREAT NORTHWEST, UNIT 20-A, AS RECORDED IN VOLUME 9501, PAGE 145, AND GREAT NORTHWEST, UNIT 24, AS RECORDED IN VOLUME 9505, PAGE 187, BEXAR COUNTY DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS:

BEGINNING at an iron pin found at the most northerly corner of the herein described tract, said iron pin being a point along the southwest line of Great Northwest, Unit 20-A, subdivision and said found iron pin also being the most easterly corner of the Oscar Perez Park;

THENCE S 66° 59' 01" E, 438.42 feet, along the north line of the herein described tract and along the south line of Great Northwest, Unit 20-A, to a set iron pin for a corner;

THENCE S 80° 33' 06" E, 787.05 feet, to a found iron pin, S 57° 18' 21" E, 230.50 feet, to an iron pin and S 23° 24' 38" E, 40.61 feet, to a found iron pin, said iron pin being the most easterly corner of the herein described tract;

THENCE S 70° 38' 00" W, 922.20 feet, along the southeast line of the herein described tract, crossing the drainage easement, to an iron pin found for the most southerly corner of the herein described tract, said point being a point along the northeast line of Meadow Valley, Unit 1, as recorded in Volume 9100, Page 190, of the Bexar County Deed and Plat Records, Bexar County, Texas;

THENCE northwesterly, along the northeast lines of Meadow Valley, Unit 1, N 71° 38' 23" W, 186.73 feet, to a found iron pin and N 57° 41' 50" W, 55.36 feet, to a found iron pin, said pin being a common rear corner of Lot 48 of Meadow Valley, Unit 1 and Lot 49 of Meadow Valley, Unit 2, as recorded in Volume 9400, Page 172, of the Bexar County Deed and Plat Records, Bexar County, Texas;

THENCE, Continuing along the southwest side of the herein described tract and along the northeast side of Meadow Valley, Unit 2, N 32° 18' 10" E, 17.00 feet, to a found iron pin, N 57° 41' 50" W, 206.36 feet, to a found iron pin, S 81° 14' 17" W, 247.20 feet, to an iron pin found for a common rear corner of Meadow Valley, Unit 2, and Meadow Valley, Unit 3, as recorded in Volume 9400, Page 173, of the Bexar County Deed and Plat Records, Bexar County, Texas;

THENCE N 86° 20' 30" W, 223.30 feet, along a southwest line of the herein described tract and along a northeast line of the above mentioned Meadow Valley, Unit 3, to an iron pin found for the most westerly corner of the herein described tract, said pin also being a southeast corner of the Oscar Perez, City Park, as recorded in Volume 8999, Page 1508, of the Bexar County Deed and Plat Records, Bexar County, Texas;

THENCE N 30° 11' 04" E, 669.32 feet, along the common line between the herein described tract and Oscar Perez Park, to the point of beginning and containing 15.545 acres (677,121.51 sq. ft.) of land, more or less.

This 14th day of November, 2018

Paul A. Wilkinson, R.P.L.S

Note: All set iron pin have an orange plastic cap stamped BAIN MEDINA BAIN INC.



SURVEY PLAT OF A 15.545 ACRE (677,121.51 SQ.FT.) TRACT OF LAND OUT OF AN EXISTING VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON THE RECORDED SUBDIVISION PLATS OF GREAT NORTHWEST, UNIT 20A, AS RECORDED IN VOLUME 9501, PAGE 145, AND GREAT NORTHWEST, UNIT 24, AS RECORDED IN VOLUME 9505, PAGE 187, BEXAR COUNTY DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

BEARING SOURCE:
NAD 83 STATE PLANE COORDINATE
TEXAS SOUTH CENTRAL ZONE

LEGEND:
● IRON PIN
— PROPERTY LINE

OSCAR PEREZ MEMORIAL PARK
VOL. 8999, PG. 1508

POINT OF BEGINNING

15.545 ACRES

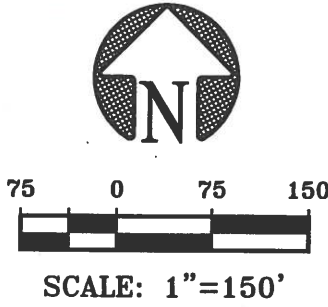
DRAINAGE EASEMENT

STATE OF TEXAS
COUNTY OF BEXAR

THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE PROFESSIONAL AND TECHNICAL STANDARDS ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS

THIS 19TH DAY OF NOVEMBER, 20 18 A.D.

Paul A. Wilkinson
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4103
JOB NO.: C-1459.10



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