

**METES AND BOUNDS DESCRIPTION  
1.973-ACRE TRACT OUT OF THE  
JOHN COKER SURVEY NO. 12, ABSTRACT NO. 125  
COUNTY BLOCK 5001, NEW CITY BLOCK 12509  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Being a 1.973-acre (85,938 square feet) tract of land out of the John Coker Survey No. 12, Abstract No. 125, County Block 5001, New City Block 12059, City of San Antonio, Bexar County, Texas, said 1.973-acre tract also being out of Lot 28, New City Block 12059, Willis and Cox Subdivision, an addition to the City of San Antonio, according to the plat thereof recorded in Volume 9200, Page 36, Deed and Plat Records (D.P.R.), Bexar County, Texas (all records cited herein are recorded in Bexar County), said 1.973-acre tract being out of a called 39.4631-acre tract described as Parcel B conveyed from Crow-Birnbaum #2; Crow-Birnbaum #6; Crow-Interpark, LTD; Crow-Interpark, LTD, II; and Crow-Interpark, LTD, III to Interpark Associates, LTD. by Quitclaim Deed executed October 6, 1989, recorded in Volume 4486, Page 1450, Official Public Records of Real Property (O.P.R.R.P.) and said 1.973-acre tract being all of a called 0.9349-acre tract conveyed from Shearer Hills Baptist Church to Interpark Associates, LTD. by Warranty Deed effective January 28, 1999, recorded in Volume 7823, Page 136, O.P.R.R.P., said 1.973-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

**BEGINNING** at a found 1/2-inch iron rod being the southeast corner of a called 3.000-acre tract conveyed to Shearer Hills Baptist Church by Special Warranty Deed dated January 28, 1999, recorded in Volume 7823, Page 130, O.P.R.R.P., said point being the west corner of said 0.9349-acre tract and for the southwest corner of the herein described tract;

THENCE North 07°13'50" East, along the east line of said 3.000-acre tract, a distance of 209.69 feet to a set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR." in a non-tangent curve to the left in the existing south right-of-way (R.O.W.) line of Interpark Boulevard (70-foot R.O.W.) as shown on the Correction Plat of Interpark Subdivision, according to the plat thereof recorded in Volume 7600, Page 200, D.P.R. and the north line of said Parcel B, for the northwest corner of the herein described tract;

THENCE along said south R.O.W. line of Interpark Boulevard and the north line of said Parcel B, the following four (4) calls:

1. along said non-tangent curve to the left, an arc distance of 115.20 feet, with a radius of 795.00 feet, a central angle of 08°18'08", and a chord bearing and distance of South 87°00'01" East, 115.10 feet to a found 1/2-inch iron rod for a corner of the herein described tract,
2. North 88°50'55" East, a distance of 40.00 feet to a set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR." at a tangent point of curvature to the right, for a corner of the herein described tract,
3. along said tangent curve to the right, an arc distance of 186.11 feet, with a radius of 675.00 feet, a central angle of 15°47'51", and a chord bearing and distance of South 83°15'10" East, 185.52 feet to a set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR." at a point of compound curvature, for a northeast corner of the herein described tract and from which a 5/8-inch iron rod bears North 56°36'11" West, a distance of 2.53 feet, and



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4. along said compound curve to the right, an arc distance of 40.23 feet, with a radius of 25.00 feet, a central angle of  $92^{\circ}11'43''$ , and a chord bearing and distance of South  $29^{\circ}15'23''$  East, 36.03 feet, to a point at the intersection of said south R.O.W. line of Interpark Boulevard and the west R.O.W. line of US 281 (variable width R.O.W.), being the north corner of said Lot 28 and said 0.9349-acre tract and for a northeast corner of the herein described tract, from which a found 1/2-inch iron rod bears South  $58^{\circ}27'06''$  East, a distance of 0.42 feet;

THENCE South  $16^{\circ}50'28''$  West, along said west R.O.W. line of US 281 and the east line of said Lot 28 and said 0.9349-acre tract, a distance of 254.19 feet to a point for the southeast corner of said 0.9349-acre tract and the herein described tract, from which a found 1/2-inch iron rod with yellow cap stamped "MBC" bears North  $73^{\circ}09'19''$  West, a distance of 0.18 feet;

THENCE North  $73^{\circ}09'19''$  West, along the south line of said 0.9349-acre tract, a distance of 323.40 feet to the POINT OF BEGINNING and containing 1.973 acres (85,938 square feet) of land.

Job No. 2922-001  
December 27, 2019

Certified on this 27th day of December, 2019



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