

County: Bexar  
Project: 6500 N. Interstate 35  
AVO: 38572.001

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June 22, 2020

### **METES AND BOUNDS DESCRIPTION**

**BEING A 52.976 ACRE (2,307,636 SQUARE FOOT) TRACT OF LAND SITUATED IN THE GERTRUDES RODRIGUEZ SURVEY NO. 132, ABSTRACT NO. 610, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THE AGGREGATE 56.013 ACRE TRACT OF LAND (2,439,923 SQUARE FEET) COMPRISED OF THE FOLLOWING TRACTS OF LAND:**

**TRACT 1: LOTS 27 AND 28, BLOCK 1, N.C.B. 16817, ALAMO CITY BAPTIST CHURCH SUBDIVISION UNIT 1 AND UNIT 2 PLANNED UNIT DEVELOPMENT, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 9535, PAGES 149-150, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT 3.000 ACRES OF LAND, MORE OR LESS, HAVING BEEN CONVEYED TO SRAYA HOTEL GROUP, LLC, BY DEED FILED APRIL 26, 2010 AND RECORDED IN VOLUME 14447, PAGE 639, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.**

**TRACT 2: 5.506 ACRES OF LAND IN NEW CITY BLOCK (N.C.B.) 15730, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THE GERTRUDE RODRIGUEZ SURVEY NO. 134, ABSTRACT NO. 610 AND CONSISTING OF LOT 145-A AND LOT 192-A, REMOUNT HEIGHTS, AN UNRECORDED SUBDIVISION, AN EXHIBIT OF WHICH WAS RECORDED IN VOLUME 4855, PAGE 502, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS**

**TRACT 3: 1.687 ACRES OF LAND IN NEW CITY BLOCK (N.C.B.) 15730, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THE GERTRUDE RODRIGUEZ SURVEY NO. 134, ABSTRACT NO. 610 AND CONSISTING OF LOTS 138 THRU 144, REMOUNT HEIGHTS, AN UNRECORDED SUBDIVISION, AN EXHIBIT OF WHICH WAS RECORDED IN VOLUME 4855, PAGE 502, DEED AND PLAT RECORDS,**

**TRACT 4: 8.088 ACRES OF LAND IN NEW CITY BLOCK (N.C.B.) 16060, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THE GERTRUDE RODRIGUEZ SURVEY NO. 134, ABSTRACT NO. 610 AND CONSISTING OF LOTS 146 THRU 155-A AND LOT 192-B, REMOUNT HEIGHTS, AN UNRECORDED SUBDIVISION, AN EXHIBIT OF WHICH WAS RECORDED IN VOLUME 4855, PAGE 502, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT 3.000 ACRES OF LAND, MORE OR LESS, HAVING BEEN CONVEYED TO SRAYA HOTEL GROUP, LLC, BY DEED FILED APRIL 26, 2010 AND RECORDED IN VOLUME 14447, PAGE 639, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS;**

**TRACT 5: 0.482 OF ONE ACRE OF LAND IN NEW CITY BLOCK (N.C.B.) 15730, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THE GERTRUDES RODRIGUEZ SURVEY NO. 132, ABSTRACT NO. 610 AND CONSISTING OF LOTS 136 AND 137, REMOUNT HEIGHTS SUBDIVISION, AN UNRECORDED SUBDIVISION, AN EXHIBIT OF WHICH WAS RECORDED IN VOLUME 4855, PAGE 502, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS;**

Z2020-10700251

**SAVE AND EXCEPT A 3.037 ACRE (132,287 SQ. FT. ) PORTION OF THE AREA OF HITT DRIVE, A 60 FOOT RIGHT-OF-WAY DESCRIBED IN A DEED TO THE PUBLIC (ROAD NOT CONSTRUCTED IN THIS PORTION), IN VOLUME 4855, PAGE 545 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS:**

**THE SAID AGGREGATE 56.013 ACRE (2,439,923 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a Type II concrete highway monument with TxDOT Brass Disc found in the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies), being the most southwest corner of the said 6.000 acre Alamo City Baptist Church tract and being the northwest corner of Lot 11, Block 1 of the Vacating and Resubdivision Plat of Windsor Park, a subdivision of record in Volume 9000, Page 22, D.P.R.B.C.T. for the southwest corner of the herein described tract of land;

**THENCE North 09°55'30" East**, with the east right-of-way line of I.H. No. 35, being the west line of the said 6.000 acre Alamo City Baptist Church Tract, the west line of Lot 27, Block 1 of said Alamo City Baptist Church Subdivision Unit 1 and 2, the remainder of Lot 27, Block 1 of Alamo City Baptist Church Subdivision Unit 1 and 2, Planned Unit Development, recorded in Volume 9535, page 149-150, Deed and Plat Records, Bexar County, Texas (D.P.R.B.C.T.), Planned Unit Development, the west line of the said 18.129 acre Alamo City Baptist Church Tract, and the west line of the said 6.055 acre tract, a distance of **446.51** feet to a Type II concrete highway monument with TxDOT Brass Disc found for the northwest corner of the herein described tract of land, being the southwest corner of the remainder of the called 3.00 tract of land conveyed to Sraya Hotel Group, LLC in Volume 14447, Page 639 of the Official Public Records of Bexar County, Texas (O.P.R.B.C.T.);

**THENCE North 89°38'39" East**, leaving the east right-of-way line of I.H. 35, with a northerly line of the said 6.055 acre tract, being the south line of the said 3.000 acre tract and a called 1.607 acre tract of land conveyed to Alyssa Hotels Unlimited, LLC in Volume 19036, Page 1096, O.P.R.B.C.T., at distance of 14.23 feet passing a Type II concrete highway monument with TxDOT Brass Disc found in the future east right-of-way line of IH35, as referenced in TxDOT C.S.J. 0017-10-278 (not yet finalized at time of survey), in all, a distance of **541.14** feet to a 1/2-inch iron rod found for an interior corner of the said 6.055 acre tract, being the southeast corner of the said 1.607 acre Alyssa Hotels tract;

**THENCE North 00°21'21" West**, with a westerly line of the said 6.055 acre tract, being the east line of the said 1.607 acre Alyssa Hotels tract, at a distance of 317.67 feet, passing a 1/2-inch iron rod with "Half" cap set in the south right-of-way line of Hitt Drive, in all, a distance of **377.85** feet to a 1/2-inch iron rod with "Half" cap set in the north line of Hitt Drive, being in the south line of said 5.506 acre tract, for an interior corner of the herein described tract of land;

**THENCE South 89°31'49" West**, with the south line of the said 5.506 acre tract and the north line of said Hitt Drive, a distance of **254.09** feet to a 1/2-inch iron rod found for the southwest

corner of the said 5.506 acre tract, being the southeast corner of Lot 197, Block 3, Bhagat Subdivision, a subdivision of record in Volume 9600, Page 212, D.P.R.B.C.T., for a corner;

**THENCE North 09°26'02" East**, with the west line of the said 5.506 acre tract, being the east line of the said Lot 197, at a distance of 141.00 feet passing a 1/2-inch iron rod found, in all, a distance of **142.15** feet to a calculated point at the common corner of the said 5.506 acre tract and a called 0.713 acre tract of land conveyed to Betty S. Baker, Delmer K. Robinson and Fidencio Valadez, as trustees for Pentecostals of San Antonio in Volume 4559, Page 48, O.P.R.B.C.T., for the northwest corner of the herein described tract of land;

**THENCE North 89°31'49" East**, with the north lines of the said 5.506 acre tract, Lot 145 of said unrecorded Remount Heights, conveyed to Alamo City Christian Fellowship Church in Volume 7303, Page 1441, O.P.R.B.C.T., the said 1.687 acre Alamo City Christian Fellowship Church tract, and said 0.482 acre tract, being the south lines of the said 0.713 acre tract, a called 0.808 acre tract of land conveyed to the Pentecostals of San Antonio, Inc. in Volume 6720, Page 219, O.P.R.B.C.T. , Lot 195 of the Vacating and Resubdivision Plat of a Portion of Remount Heights Subdivision, recorded in Volume 8000, page 138, D.P.R.B.C.T. , conveyed to Earl P. Forbrich, Jr. Inc. in Volume 2977, Page 543, O.P.R.B.C.T.; Lots 184 and 185 of said unrecorded Remount Heights, conveyed to Vuoung Huu Le and Ve Thi Nguyen in Volume 1239, Page 393, O.P.R.B.C.T.; Lot 183 of said unrecorded Remount Heights, conveyed to Bradford Weise in Volume 9405, Page 3987, O.P.R.B.C.T.; the called 0.517 acre tract conveyed to Gustavo Yanez and Florentina Gallegos in Volume 16345, Page 1893, O.P.R.B.C.T. , Lots 193 and 194 of the Vacate and Resubdivision Plat of a Portion of Remount Heights Subdivision, recorded in Volume 7900, Page 128 of the Deed and Plat Records of Bexar County, Texas, conveyed to Robin Faye Hooker in Document No. 20110153216, O.P.R.B.C.T.; Lot 179 of said unrecorded Remount Heights, conveyed to Andrew Ernest Tinsley and Steven Arthur in Volume PG. 2081, O.P.R.B.C.T.; Lot 177 of said unrecorded Remount Heights conveyed to ICREMATION, LLC in DOC. NO. 20190212965, O.P.R.B.C.T.; Lot 176 of said unrecorded Remount Heights, shown to be under ownership of the City of San Antonio according to the Bexar County Appraisal District, Lot 146, Block 2 of the Vacation and Resubdivision of a Portion of Remount Heights, a subdivision of record in Volume 9530, Page 36, D.P.R.B.C.T., Lot 131 of said unrecorded Remount Heights, conveyed to SZNA Holdings, LLC in Volume 16383, Page 1176, O.P.R.B.C.T.; Lot 130 of said unrecorded Remount Heights, conveyed to SA Vantage Properties in Document No. 20090202812, O.P.R.B.C.T.; Lot 129 of said unrecorded Remount Heights, shown to be under the ownership of Robert J. Wilgen according to the Bexar County Appraisal District, Lot 128 of the said unrecorded Remount Heights, conveyed to Daniel Avila Alvarez in Volume 11725, Page 81, O.P.R.B.C.T.; Lot 127 of said unrecorded Remount Heights, conveyed to Armando Gomez and Rosa E. Gomez in Volume 10149, Page 1221, O.P.R.B.C.T.; Lots 125 and 126 of said unrecorded Remount Heights, conveyed to Vu Huy & Ton Dung in Vol. 17141, Pg. 1246, O.P.R.B.C.T.; Lot 124 of said unrecorded Remount Heights, conveyed to San Antonio Temple of Gao Dai Tay Ninh in Volume 12216, Page 895, O.P.R.B.C.T.; Lot 123 of said unrecorded Remount Heights, conveyed to San Antonio Temple of Gao Dai Tay Ninh in Volume 14625, Page 2028, O.P.R.B.C.T.; Lot 122 of said unrecorded Remount Heights, conveyed to Phillip G. Singleton in Volume 14376, Page 1777, O.P.R.B.C.T.; Lot 121 of said unrecorded Remount Heights, conveyed to Elizabeth A. Watts in Document No.

20190055563, O.P.R.B.C.T.; Lot 120 of said unrecorded Remount Heights, conveyed to Mario A. Colin in Volume 13891, Page , O.P.R.B.C.T.; Lot 119 of said unrecorded Remount Heights, conveyed to Mercedes O. Aguirre in Volume 16094, Page 1515, O.P.R.B.C.T.; and Lot 118 of said unrecorded Remount Heights, conveyed to Nicholas W. Rensburg in Document No. 20190078677, O.P.R.B.C.T., at a distance of 1070.41 feet passing a 1/2-inch iron rod found at the most southerly common corner of said Lot 194 and said Lot 178, at an additional distance of 150.44 feet passing a 1/2-inch iron rod found at the most southerly common corner Lots 177 and 178, and at an additional distance of 149.43 feet passing a 1/2-inch iron rod found at the most southerly common corner of said Lot 146 and said Lot 131, an additional distance of 75.55 feet passing a 1/2-inch iron rod found at the most southerly common corner of Lots 131 and 130, at an additional distance of 74.81 feet passing a 1/2-inch iron rod found at the most southerly common corner of said Lots 129 and 130, and an additional distance of 243.89 feet, passing the most common corner of Lots 126 and 127, at an additional distance of 149.85 passing a 1/2-inch iron rod found at the most southerly common corner of said Lots 124 and 125, at an additional distance of 150.02 feet passing a 1/2-inch iron rod found in the west right-of-way line of Fratt Road (right-of-way width varies) at the most southerly common corner of said Lots 122 and 123, in all, a distance of **2439.35** feet to a 1/2-inch iron rod found in the west right-of-way line of Fratt Road (R.O.W. width varies), being the most easterly common corner of said 0.482 acre tract and Lot 118 of said unrecorded Remount Heights, for the northeast corner of the herein described tract of land;

**THENCE South 00°42'02" East**, with the west right-of-way line of Fratt Road, being the east lines of the said 0.482 acre tract, a distance of **140.03** feet to a 1/2-inch iron rod found at the southeast corner of said 0.482 acre tract, being the northeast corner of said Hitt Drive;

**THENCE South 00°19'24" East**, with the west right-of-way line of Fratt Road, being the east line of said Hitt Drive, a distance of **59.53** feet to a 1/2-inch iron rod found at the southeast corner of said Hitt Drive, being the northeast corner of the said 8.088 acre tract;

**THENCE South 00°39'40" East**, continuing with the west right-of-way line of Fratt Road, a distance of **138.00** feet to a 1/2-inch iron rod with "Half" cap set at angle point in said west right-of-way line, being the northeast corner of a 5 foot wide dedication for Street Widening, recorded in Volume 9535, Pages 149-150 of the Deed and Plat Records of Bexar County, Texas;

**THENCE South 89°20'20" West**, with the south line of 8.088 acre tract, being the north line of said 5 foot dedication, same being a common line with the Fratt Road right-of-way, a distance of **5.00** feet to a 1/2-inch iron rod with "Half" cap set at another angle point in the west right-of-way line of Fratt Road, being also the northeast corner of Lot 28 of the said Alamo City Baptist Church Subdivision and the said east line of the called 9.995 acre tract, for a corner;

**THENCE** continuing with the west right-of-way line of Fratt Road, being the west line of the said 5 foot dedication, being the east line of the said 9.995 acre tract and said Lot 28, the following two (2) courses and distances:

1. **South 00°39'40" East**, with the west right-of-way line of Fratt Road, being the east line of the said a distance of **602.95** feet to a 1/2-inch iron rod found;
2. **South 00°51'23" East**, a distance of **43.62** feet to a 1/2-inch iron rod found for the southeast corner of the said 9.995 acre tract being the southeast corner of said Lot 28, for the southeast corner of the herein described tract of land;

**THENCE North 89°54'01" West**, with the south line of the said 9.995 acre tract, the south line of the said 18.129 acre tract, the south line of the said 6.000 acre tract, being the north lines of Lots 25 and 26 of the Replat of a Portion of Center Park East Industrial Park Subdivision, a subdivision of record in Volume 9525, Page 161, D.P.R.B.C.T., the north lines of the called 2.51 acre tract of land conveyed to Gaiser Properties L.P. in Volume 8937, Page 1383, O.P.R.B.C.T., the north line of Lot 6 of Center Park East Industrial Park, a subdivision of record in Volume 8600, Page 79, D.P.R.B.C.T. , the north line of the east 40 feet of Lot 3, all of Lots 4 and 4 Block 1 of said Center Park East Industrial Subdivision, conveyed to Wetmore Vista Holdings, L.P. in Volume 12871, Page 1852, D.P.R.B.C.T., the north line of Lot 24, Block 1 of UPS Truck Leasing Facility Subdivision, a subdivision of record in Volume 9525, Page 117, D.P.R.B.C.T., and the north lines of the remainder of Lot 2, Block 1 of said Center Park East Industrial Park, and Lot 11, Block B of the said Vacating and Resubdivision Plat of Windsor Park, at a distance of 677.43 feet passing 1/2-inch iron rod with "Pape-Dawson" cap found at the most southerly common corner of Lots 27 and 28 of said Alamo City Baptist Church Subdivision Unit 1 and Unit 2 Planned Unit Development, at an additional distance of 1121.48 feet passing the most northerly common corner of the said Wetmore Vista tract and Lot 24, Block 1 of said UPS Truck Leasing Facility Subdivision, at an additional distance of 1017.38 feet passing a Type II concrete highway monument with TxDOT brass disc found in the said future east right-of-way line of IH 35, in all, a distance of **2830.48** feet to the **POINT OF BEGINNING** and containing **56.013 acres (2,439,923 square feet) of land, more or less**, within these metes and bounds.

**SAVE AND EXCEPT THE FOLLOWING 3.037 ACRE (132,287 SQUARE FEET) TRACT OF LAND WITHIN THE HITT DRIVE RIGHT-OF-WAY, A 60 FOOT RIGHT-OF-WAY DESCRIBED IN A DEED TO THE PUBLIC (ROAD NOT CONSTRUCTED IN THIS PORTION), IN VOLUME 4855, PAGE 545 OF THE DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS:**

**BEGINNING** at a nail with washer marked "ROW" in the east right-of-way line of Interstate Highway No. 35 (right-of-way width varies), at the southwest corner of said Hitt Drive, also being the northwest corner of the remainder of Lot 75 of said unrecorded Remount Heights, conveyed to Faili Enterprises & Nisaha, Inc. in Volume 10117, Page 2308 of the Official Public Records of Bexar County, Texas, O.P.R.B.C.T.

**THENCE North 89°30'48" East**, with the south line of Hitt Drive, being the north lines of said remainder of Lot 75, the remainder of a 3.000 acre tract of land conveyed to Sraya Hotel Group, LLC in Volume 14447, Page 639, O.P.R.B.C.T. and a called 1.607 acre tract of land conveyed to Alyssa Hotels Unlimited, LLC in Volume 19036, Page 1096, O.P.R.B.C.T., a distance of **483.72 feet** to a 1/2-inch iron rod with "Half" Cap set at the most northerly

common corner of the said 1.607 acre Alyssa Hotels tract and the said 6.055 acre Alamo City Baptist Church tract, for the **POINT OF BEGINNING** and southwest corner of the herein described tract of land;

**THENCE North 00°21'12" West**, over and across the said Hitt Drive, a distance of 60.18 feet to a 1/2-inch iron rod set in the south line of the called 5.506 acre tract of land conveyed to Alamo City Christian Church in Volume 6891, Page 1563, O.P.R.B.C.T. for the northwest corner of the herein described tract of land, a distance of **60.18 feet**, from which a 1/2-inch iron rod found at the southwest corner of the said 5.506 acre tract, being the southeast corner of Lot 197, Block 3, Bhagat Subdivision, a subdivision of record in Volume 9600, Page 212, D.P.R.B.C.T.;

**THENCE North 89°31'49" East**, with the south lines of the said 5.506 acre tract, Lot 145 of the said unrecorded Remount Heights, conveyed to Alamo City Christian Fellowship Church in Volume 7303, Page 1441, O.P.R.B.C.T., the called 1.687 acre tract of land conveyed to Alamo City Christian Fellowship Church in Volume 6891, Page 1563, O.P.R.B.C.T., and a called 0.462 acre tract of land conveyed to Alamo City Christian Fellowship Church in Volume 7179, Page 1630, O.P.R.B.C.T., being the north line of Hitt Drive, at a distance of 2060.22 feet passing a 1/2-inch iron rod at the common corner of the said 1.687 acre tract and the said 0.482 acre tract, in all a distance of **2210.27** feet to a 1/2-inch iron rod found in the west line of Fratt Road (right-of-way width varies), for the northeast corner of the herein described tract of land;

**THENCE South 00°19'24" East**, with the west right-of-way line of Fratt Road, being the east line of Hitt Drive, a distance of **59.53 feet** to a 1/2-inch iron rod found for the northeast corner of the remainder of the said 8.088 acre tract, being the southeast corner of Hitt Drive;

**THENCE South 89°30'48" West**, with the north line of the said 8.088 acre tract, a distance of **2210.24 feet** to the **POINT OF BEGINNING** and containing **3.037 acres (132,287 square feet)** of land, more or less, within these metes and bounds.

**THE ABOVE REFERENCED METES AND BOUNDS DESCRIBED AN AGGREGATE AREA OF 56.013 ACRES OF LAND (2,439,923 SQUARE FEET) SAVE AND EXCEPT A 3.037 ACRE (132,287 SQUARE FEET) TRACT OF LAND, LEAVING A RESIDUAL AMOUNT OF 52.976 ACRES (2,307,636 SQUARE FOOT)**

<b>AGGREGATE AREA</b>	<b>56.013 ACRES (2,439,923 SQUARE FEET)</b>
<b>LESS SAVE AND EXCEPT</b>	<b>3.037 ACRES (132,287 SQUARE FEET)</b>
<b>AREA CONTAINED HEREIN</b>	<b>52.976 ACRES (2,307,636 SQUARE FEET)</b>

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid: U.S. Survey Feet.

This property description is accompanied by a parcel plat of even date.

County: Bexar  
Project: 6500 N. Interstate 35  
AVO: 38572.001

Z2020-10700251

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I, Curtis Wayne Watts, Registered Professional Land Surveyor, hereby certify that this parcel plat and accompanying legal description of even date represent an actual survey made on the ground under my direction and supervision during March 2020 .



June 22, 2020

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Curtis Wayne Watts, R.P.L.S.  
Texas Registered Professional Land Surveyor No. 6614  
Half Associates, Inc.,  
TBPELS Firm No. 10029607  
9500 Amberglen Blvd., Bldg. F, Suite 125  
Austin, Texas 78729 512-777-4600

Date

