

METES AND BOUNDS

Being 2.558 acres of land, more or less, being the South portion of Lot 2, Block 1, New City Block 16862 of Commerce Business Park, an addition to the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9000, Page 182 of the Deed and Plat Records of Bexar County, Texas, said 2.558 acres being more particularly described by metes and bounds as follows:

COMMENCING at a highway Right-of-Way monument found for the North corner of the Churchill Forge Oak remainder of 8.506 acres (Volume 7097, Page 866), same being on the South Right-of-Way line of Wurzbach Parkway and the **POINT OF COMMENCEMENT**;

THENCE along the South Right-of-Way line of said Wurzbach Parkway along a curve to the left having a radius of 1041.00 feet, an arc length of 38.27 feet, a chord length of 38.27 feet, a chord bearing of South 64 degrees 26 minutes 26 seconds East (called South 64 degrees 30 minutes 17 seconds East), and a delta angle of 2 degrees 06 minutes 23 seconds to a 1/2 inch iron rod set for the northwest corner of this 2.588 acres, same being an angle corner of said Churchill Forge Oak remainder and southwest corner of a 0.005 acre cut-out of said Churchill 8.506 conveyed to the State of Texas (Volume 7933, Page 1372), and the southwest corner of a 4.774 acre cut-out of said Lot 2 conveyed to the State of Texas (Volume 6638, Page 162), same also being the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way line of said Wurzbach Parkway the following courses and distances:

Along a curve to the left, having a radius of 1,041.00 feet, arc length of 272.13 feet, chord length of 271.36 feet, chord bearing of South 73 degrees 03 minutes 04 seconds East (called South 73 degrees 02 minutes 49 seconds East), and delta angle of 14 degrees 58 minutes 41 seconds, to a 1/2 inch iron rod set for the point of tangency;

South 80 degrees 32 minutes 24 seconds East (called South 80 degrees 32 minutes 09 seconds East), a distance of 90.37 feet to a 1/2 inch iron rod set for an angle corner;

South 85 degrees 31 minutes 55 seconds East (called South 85 degrees 31 minutes 40 seconds East), a distance of 250.69 feet to a 1/2 inch iron rod set for an angle corner;

North 88 degrees 58 minutes 17 seconds East (called North 88 degrees 58 minutes 32 seconds East), a distance of 272.57 feet (called 272.53 feet) to a 1/2 inch iron rod set for the upper northeast corner of this 2.558 acres, same being at the upper end of a chamfer line between the South Right-of-Way line of said Wurzbach Parkway and the West Right-of-Way line of Perrin Beitel;

South 49 degrees 56 minutes 40 seconds East (called South 49 degrees 56 minutes 25 seconds East), a distance of 49.65 feet to a 1/2 inch iron rod set for the lower northeast corner of this 2.558 acres, same being at the lower end of said chamfer line between the South Right-of-Way line of said Wurzbach Parkway and the West Right-of-Way line of said Perrin Beitel, same also being the southeast corner of said State of Texas 4.774 acres;

THENCE along the West Right-of-Way line of said Perrin Beitel, South 00 degrees 06 minutes 40 seconds East, a distance of 103.54 feet to a 1/2 inch iron rod set for the southeast corner of this 2.558 acres, same being the northeast corner of Lot 1, Block 1 of Perrin-Post Subdivision (Volume 8900, Page 141);

THENCE along the line common to this 2.558 acres and said Lot 1, South 88 degrees 52 minutes 05 seconds West (called North 89 degrees 32 minutes 37 seconds West), a distance of 618.15 feet (called 616.61 feet) to a 1/2 inch iron rod set for the southwest corner of this 2.558 acres, same being the northwest corner of said Lot 1 and on the northeast line of said Churchill remainder of 8.506 acres;

THECE along the line common to this 2.558 acres and said Churchill remainder of 8.506 acres, North 48 degrees 39 minutes 41 seconds West (called North 47 degrees 07 minutes 23 seconds West), a distance of 388.03 feet to the **POINT OF BEGINNING** and containing 2.558 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown hereon are based on actual GPS observations, Texas State Plane Coordinates, Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 01, 2017

