Z-2019-10700239
PA-2019-11600069

LEGAL DESCRIPTION
36.96 ACRES OF LAND
SINGLE FAMILY SITE

36.96 acres of land located in the N. Montoya Survey Number 21, Abstract Number 469, NCB 18239, City of San Antonio, Bexar County, Texas and being a portion of that certain called 80 acres conveyed to Lillian Sutton, as described in Volume 407, Page 245, Deed Records of Bexar County, Texas; said 36.96 acres being more particularly described as follows:

BEGINNING, at a point located in the northerly line of Sinclair Road and marking the southwest corner of that certain 1 acre of land conveyed to the Trustees of the Temple of Grace, as described in Volume 10691, Page 1612, Official Public Records of Bexar County, Texas;

THENCE, South 88deg 56' 42" West, along the northerly line of Sinclair Road a distance of 1,245.41 feet, to a point;

THENCE, North 00deg 02' 05" East, leaving the northerly line of Sinclair Road and crossing the said 80 acres, a distance of 1,306.43 feet, to a point marking the southwesterly corner of Lakeside Subdivision, Unit 9, according to the map or plat thereof recorded in Volume 8000, Page 154, Deed and Plat Records of Bexar County, Texas;

THENCE, South 89deg 57' 55" East, along the southerly line of Lakeside Subdivision, Unit 9, a distance of 580.00 feet, to the southwest corner of Lakeside Subdivision, Unit IV, according to the map or plat thereof recorded in Volume 7700, Page 81, Deed and Plat Records of Bexar County, Texas;

THENCE, along the southerly lines of Lakeside Subdivision, Unit IV, the following courses:

North 89deg 58' 14" East, a distance of 661.58 feet;
South 00deg 00' 16" East, a distance of 18.26 feet, to the northwest corner of Lakeside Subdivision, Unit 5, according to the map or plat thereof recorded in Volume 7700, Page 82, Deed and Plat Records of Bexar County, Texas;

THENCE, South 00deg 07' 41" East, along the westerly line of Lakeside Subdivision, Unit 5 and the westerly line of the said Temple of Grace 1 acre, a distance of 1,265.23 feet, to the **POINT OF BEGINNING** and containing 36.96 acres of land, more or less.

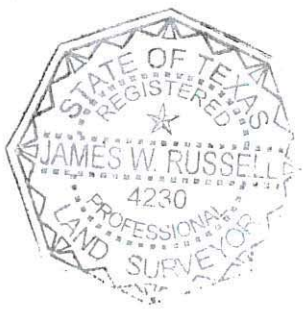
Description compiled form recorded information, no boundary survey performed.

Basis of bearings: the southerly line of Lakeside Subdivision, Unit 9, according to the map or plat thereof recorded in Volume 8000, Page 154, Deed and Plat Records of Bexar County, Texas;

This document was prepared under 22 TAC 663.21, does reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

James W Russell 8/29/19

James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455



Z-2019-10700239
PA-2019-11600069

LEGAL DESCRIPTION
42.98 ACRES OF LAND
MULTI-FAMILY SITE

42.98 acres of land located in the N. Montoya Survey Number 21, Abstract Number 469, NCB 18239, City of San Antonio, Bexar County, Texas and being a portion of that certain called 80 acres conveyed to Lillian Sutton, as described in Volume 407, Page 245, Deed Records of Bexar County, Texas; said 80.0 acres being more particularly described as follows:

COMMENCING, at a point located in the northerly line of Sinclair Road and marking the southwest corner of that certain 1 acre of land conveyed to the Trustees of the Temple of Grace, as described in Volume 10691, Page 1612, Official Public Records of Bexar County, Texas;

THENCE, South 88deg 56' 42" West, along the northerly line of Sinclair Road a distance of 1,245.41 feet, to the **POINT OF BEGINNING** of the herein described tract of land;

THENCE, South 88deg 56' 42" West, continuing along the northerly line of Sinclair Road, a distance of 1,292.28 feet, to a point located in the centerline of Rosillo Creek;

THENCE, northerly, along the meanders of Rosillo Creek, the following courses:

North 41deg 58' 05" West, 72.93 feet;
North 28deg 54' 01" West, 58.49 feet;
North 25deg 54' 12" West, 92.60 feet;
North 19deg 03' 16" West, 21.50 feet;
North 66deg 30' 16" West, 77.16 feet;
North 41deg 29' 16" West, 48.00 feet;
North 77deg 13' 16" West, 48.72 feet;
North 56deg 18' 16" West, 30.50 feet;
North 12deg 26' 13" West, 25.74 feet;
South 89deg 45' 44" West, 16.79 feet;
North 08deg 24' 16" West, 121.89 feet;
North 08deg 30' 18" West, 18.61 feet;
North 45deg 11' 42" East, 229.75 feet;
North 65deg 13' 03" East, 145.07 feet;
North 15deg 58' 26" East, 62.23 feet;
North 07deg 38' 18" West, 46.15 feet;
North 58deg 11' 18" West, 105.90 feet;
South 48deg 34' 42" West, 56.10 feet;
North 37deg 52' 18" West, 70.15 feet;
North 37deg 52' 18" West, 35.27 feet;
North 03deg 51' 18" West, 105.12 feet;
North 26deg 11' 42" East, 75.85 feet;
North 46deg 33' 42" East, 83.50 feet;
North 22deg 23' 42" East, 69.60 feet;
North 31deg 47' 42" East, 116.36 feet;
North 85deg 06' 42" East, 202.56 feet;
North 85deg 06' 42" East, 138.55 feet;
South 67deg 40' 19" East, 113.70 feet;
South 76deg 44' 19" East, 25.10 feet;
South 77deg 21' 24" East, 128.96 feet;
South 49deg 19' 24" East, 79.40 feet;
North 87deg 41' 36" East, 69.20 feet;
North 69deg 42' 36" East, 177.10 feet;
North 68deg 11' 06" East, 37.20 feet;

North 40deg 59' 06" East, 79.40 feet;
North 24deg 00' 24" East, 0.54 feet, to the southwest corner of that certain 30.415 acres conveyed to the City of San Antonio, as described in Volume 7623, Page 885, Official Public Records of Bexar County, Texas;

THENCE, North 89deg 57' 14" East, along the southerly line of the 30.415 acres, a distance of 374.30 feet, to the southwesterly corner of Lakeside Subdivision, Unit 9, according to the map or plat thereof recorded in Volume 8000, Page 154, Deed and Plat Records of Bexar County, Texas;

THENCE, South 00deg 02' 05" West, crossing the said 80 acres, a distance of 1,306.43 feet, to the **POINT OF BEGINNING** and containing 42.98 acres of land, more or less.

Description compiled form recorded information, no boundary survey performed.

Basis of bearings: the southerly line of Lakeside Subdivision, Unit 9, according to the map or plat thereof recorded in Volume 8000, Page 154, Deed and Plat Records of Bexar County, Texas;

This document was prepared under 22 TAC 663.21, does reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

James W. Russell 8/29/19

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