



Z-2020-10700002

**DESCRIPTION FOR
A 5.224 ACRE TRACT**

A **5.224 acre** tract of land out of the James Kincaid Survey No. 83, Abstract 397, and the Jose O. Carrion Survey No. 278, Abstract 141, N.C.B. 17153, City of San Antonio, Bexar County, Texas, said 5.224 acres being the remainder of a called 32.275 acre tract of land as conveyed to Clayton G. Severance and Joyce M. Severance, and as recorded in Volume 5957, Page 830, Deed Records of Bexar County, Texas (D.R.), and all of that called 0.103 of an acre tract of land as described in Volume 5989, Page 128, D.R.; said 5.224 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of Lot 5, Block 3, New City Block (N.C.B.) 17791, Replat Establishing Albertson's - Naco/Judson Road, as recorded in Volume 9533, Page 209, Deed and Plat Records of Bexar County, Texas (D.P.R.), and in the easterly right-of-way line of Judson Road (86' right-of-way), as recorded in Volume 8700, Page 64, D.P.R. for the northwest corner of the tract herein described;

THENCE, N 59° 20' 59" E, along the southerly line of said Lot 5, a distance of **170.84 feet** to a found 1/2" iron rod;

THENCE, N 49° 18' 33" E, continuing along the southerly line of said Lot 5 and also Lot 8 of said Replat of Albertson's - Naco/Judson Road, a distance of **620.72 feet** to a 1/2" iron rod found for an exterior corner of said Lot 8, and in the westerly line of Lot 29, Block 5, N.C.B. 17791, Lookout Bluff Subdivision, as recorded in Volume 9562, Pages 153-154, D.P.R. for the northeast corner of the tract herein described;

THENCE, along the westerly lines of said Block 5, Lookout Bluff Subdivision, the following two (2) courses and distances:

1. **S 20° 32' 36" E**, passing at a distance of 182.57 feet a found 1/2" iron rod with a plastic cap stamped "MBC ENGINEERS", and continuing for a total distance of **226.59 feet** to a calculated point, from which a found 1/2" iron rod bears S 10° 05' 00" W, a distance of 0.23 of a foot, and;

2. **S 18° 57' 23" E**, passing at a distance of 12.81 feet a found 1/2" iron rod, and continuing for a total distance of **151.74 feet** to a 1/2" iron rod with a plastic cap stamped "W. DOVE", found for the southwest corner of Lot 23, Block 5 of said Lookout Bluff Subdivision, and in the northerly line of Lot 1, Block 1, N.C.B. 17153, Eastside Middle School Subdivision, as recorded in Volume 8700. Page 64, D.P.R. for the southeast corner of the tract herein described;

THENCE, S 57° 52' 43" W, along the southerly line of said 35.275 acre tract, the northerly line of said Lot 1, Eastside Middle School Subdivision, a distance of **202.10 feet** to a 1/2" iron rod found for the northwest corner of said Lot 1, the northeast corner of a called 1.993 acre tract of land as conveyed to Vietnamese Christian Church, and as recorded in Volume 15109, Page 2245, O.P.R.;

THENCE, continuing along the southerly line of said 32.275 acre tract, the northerly line of said 1.993 acre tract, the following two (2) courses and distances:

1. **S 57° 58' 21" W**, a distance of **168.84 feet** to a 1/2" iron rod with a blue plastic cap stamped "KFW SURVEYING" set for the most easterly corner of said 0.103 of an acre tract;
2. **S 63° 10' 33" W**, continuing along the southerly line of said 0.103 of an acre tract, a distance of **341.97 feet** to a 1/2" iron rod found for the southwest corner of said 0.103 of an acre tract, the northwest corner of said 1.993 acre tract, and in the easterly right-of-way line of said Judson Road for the southwest corner of the tract herein described;

THENCE, N 30° 31' 58" W, along the easterly right-of-way line of Judson Road, a distance of **249.88 feet** to the **POINT OF BEGINNING**, and containing 5.224 acres, more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with a boundary exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 19-110
Prepared by: KFW Surveying
Date: January 2, 2020
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