
A CALLED 3.84 ACRE TRACT

DESCRIPTION OF A CALLED 3.84 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, N.C.B. 15841, BEXAR COUNTY, TEXAS, AND BEING THAT SAME 3.84 ACRE TRACT DESCRIBED IN CORRECTIVE WARRANTY DEED TO KAMARY INVESTMENTS, LTD., OF RECORD IN DOCUMENT NO. 20200265844, OFFICIAL PUBIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: At a called $\frac{1}{2}$ " iron rod in the west right of way line of Babcock Road (86 Foot Right of Way), for the most easterly southeast corner of Lot 119, Carriage Hills Phase IV according to plat recorded in Volume 9555, Page 117, Map and Plat Records, Bexar County, Texas, and the northeast corner of This Tract and the POINT OF BEGINNING;

THENCE: S $07^{\circ}57'28''$ E, 345.00 feet with the west right of way line of Babcock Road and the east line of This Tract to a called $\frac{1}{2}$ " iron rod for the beginning of a curve to the right for the north corner of the northwest cutback corner of Babcock Road and Bamberger Way (86 Foot Right of Way);

THENCE: Southwesterly with the northwest cutback corner and the southeast line of This Tract and the arc of a curve to the right having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet, and a chord that bears S $37^{\circ}02'32''$ W, 35.36 feet to a called $\frac{1}{2}$ " iron rod for the south cutback corner and a point of tangency;

THENCE: With the north right of way line of Bamberger Way and the south line of This Tract, the following calls and distances:

S $82^{\circ}02'32''$ W, 299.34 feet to a called $\frac{1}{2}$ " iron rod for the beginning of a curve to the right;

Southwesterly with the arc of a curve to the right having a radius of 657.00 feet, a central angle of $82^{\circ}02'32''$, an arc length of 169.33 feet, and a chord that bears S $89^{\circ}26'47''$ W, 169.33 feet to a called $\frac{1}{2}$ " iron rod for the most southerly southeast corner of Lot 119 and the southwest corner of This Tract;

THENCE: Departing the north right of way line of Bamberger Way, with the east and south line of Lot 119, and the west and north line of This Tract, the following calls and distances:

N 23°26'18" E, 149.44 feet to a called ½" iron rod for an angle point;

N 00°14'01" E, 160.00 feet to a called ½" iron rod for an angle point;

N 43°08'33" E, 222.08 feet to a called ½" iron rod for an angle point;

N 89°56'07" E, 80.00 feet to a called ½" iron rod for an angle point;

S 72°42'49" E, 155.70 feet to the POINT OF BEGINNING and containing 3.84 acres of land in the City of San Antonio, Bexar County, Texas.

This document was prepared under 22 TAC §663.21, does not 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.



Amil M. Baker, Jr.
Registered Professional Land Surveyor # 1469

