



**DESCRIPTION FOR  
A 14.03 ACRE TRACT  
ZONING DESCRIPTION**

A **14.03 acre** tract of land situated in the Charles Tenness Survey No. 50, Abstract 747, N.C.B. 18087, in the City of San Antonio, Bexar County, Texas, and being a portion of that called 17.88 acre tract of land as conveyed to L410/H16, L.P. and recorded on February 17, 2006 at Volume 11944, Page 1466 in the Official Public Records of Bexar County, Texas (O.P.R.), said 14.03 acre tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod found in the easterly right-of-way of Palo Alto Road, or State Highway 16 (variable width R.O.W.) for the southwest corner of that called 1.402 acre tract of land as conveyed to N21 One, LLC and recorded July 14, 2015 in Volume 17343, Page 949 in the O.P.R. for the most westerly northwest corner of the tract described herein, and also being in the northerly line of Tract 3 of Plat of Subdivision of Porfirio S. Osuna, a plat of record in Volume 1625, Page 234 in the Deed and Plat Records of Bexar County, and from which point a TXDOT Type II monument found for the intersection of the easterly right-of-way of Palo Alto Road with the southerly right-of-way line of South Interstate Loop 410 bears N 08°49'57" E, a distance of 220.10 feet;

**THENCE: N 89°38'08" E**, along and with the southerly line of said 1.402 acre tract and the northerly line of said Tract 3, passing at a distance of 236.27 feet a ½" iron rod found for the northeast corner of said Tract 3 and in the westerly line of Tract 10 of said Plat of Subdivision of Porfirio S. Osuna, and continuing the same course into and across said Tract 10 for a total distance of **277.51 feet** to a ½" iron rod with cap stamped PAPE DAWSON found for the southeast corner of said 1.402 acre tract;

**THENCE:** into and across said Tract 10 and said 17.88 acre tract, the following two (2) courses:

1. **N 89°42'44" E**, a distance of **142.89 feet** to a calculated point;
2. **N 00°17'16" W**, a distance of **276.63 feet** to a calculated point in the southerly right-of-way line of South Interstate Loop 410, and from which point a ½" iron rod with cap stamped PAPE DAWSON found for the northeast corner of said 1.402 acre tract bears S 80°54'40" W, a distance of 144.47 feet;

**THENCE:** along and with the southerly right-of-way line of South Interstate Loop 410, the following two (2) courses:

1. **N 80°54'40" E**, a distance of **564.47 feet** to a found TXDOT Type II monument;
2. **N 89°38'04" E**, a distance of **353.12 feet** to a calculated point in the westerly line of Tract 12 of said Plat of Subdivision of Porfirio S. Osuna, and for the northwest corner of that called 15.939 acre tract of land (Tract 3) as conveyed to Genevieve Murphy and Michael E. Murphy, Trustees or Successors in Trust Under the Genevieve Murphy Living Trust Dated August 12, 2009 and recorded August 20, 2009 in Volume 14137, Page 153 in the O.P.R. for the northeast corner of said 17.88 acre tract, and the tract described herein, and from which point a ½" iron rod found for the northeast corner of said 15.939 acre tract bears N 89°38'04" E, a distance of 384.52 feet;

**THENCE: S 00°19'48" E**, along and with the easterly line of said Tract 11 and said 17.88 acre tract and the westerly line of said Tract 12 and said 15.939 acre tract, a distance of **295.85 feet** to a calculated point

for the northeast corner of that called 3.048 acre tract of land as conveyed to City of San Antonio City Public Service Board and recorded January 31, 2012 in Volume 15333, Page 58 in the O.P.R.;

**THENCE: S 89°35'04" W**, along and with the northerly line of said 3.048 acre tract, a distance of **295.00 feet** to a calculated point for the northwest corner of said 3.048 acre tract;

**THENCE: S 00°19'48" E**, along and with the westerly line of said 3.048 acre tract, a distance of **450.00 feet** to a ½" iron rod found in the northerly line of the remainder of that called 24.745 acre tract of land as conveyed to Moses and Angelina Sandoval and recorded November 2, 1971 in Volume 6659, Page 564 in the Deed Records of Bexar County, Texas for the southwest corner of said 3.048 acre tract and the most southerly southeast corner of the tract described herein;

**THENCE: S 89°38'26" W**, along and with the southerly line of said 17.88 acre tract and the northerly line of said 24.745 acre tract, a distance of **959.29 feet** to a ½" iron rod found in the easterly right-of-way of Palo Alto Road for the southwest corner of said 17.88 acre tract and the tract described herein;

**THENCE: N 08°49'57" E**, along and with the easterly right-of-way of Palo Alto Road, passing at a distance of 274.15 feet a ½" iron rod with cap stamped CUDE found on line, then continuing the same course for a total distance of **411.16 feet** to the **POINT OF BEGINNING** and containing **14.03 acres of land**, more or less, in City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 21-069  
Prepared by: KFW Surveying  
Date: May 28, 2021  
File

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28 MAY  
2021  
*[Signature]*

