

METES AND BOUNDS DESCRIPTION
FOR A
24.135 ACRE TRACT OF LAND

Being a 24.135 acres of land located within the Maria F. Rodriguez Survey, Abstract No. 16, Bexar County, Texas, and within Old City lots 19 and 20, Range 4, District 6 of the City Tract of San Antonio De Bexar, as surveyed and divided in 1852. NCB 11298 & 17364. Being comprised of the following 3 tracts:

1. All of a tract of land called 20.55 acres, recorded in Volume 7625, page 141, Deed Records of Bexar County, Texas.
2. All of a tract of land called 1.76 acres, recorded in Volume 17136, page 675, Deed Records of Bexar County, Texas.
3. All of a tract of land called 2.38 acres, recorded in Document No. 20200252255, Official Public Records of Bexar County, Texas.

Said 24.136 acre tract of land being more particularly described as follows:

BEGINNING at a ½" iron pin set with plastic cap stamped "HMT" in the Northwest line of a tract of land called 29.68 acres conveyed to Lennar Homes of Texas land and construction, Ltd., and recorded in Document No. 20210350196, Official Public Records of Bexar County, Texas, for the Southeast corner of lot 902, block 5, Somerset Meadows Unit 1, recorded in Document No. 20230094545, Plat Records of Bexar County, Texas, for the Northeast corner of the above referenced 20.55 acre tract, for the Northeast corner and Point of Beginning of this tract.

THENCE along the common lines of said 20.55 acre tract and said 29.68 acre Lennar tract, the following bearings and distances;

1. S 32°39'33" W a distance of 699.86 feet to a ½" iron pin set with plastic cap stamped "HMT", for a corner of this tract.
2. S 37°54'03" W a distance of 661.13 feet to a ½" iron pin found for a corner of said 29.68 acre Lennar tract, the Northeast corner of the residue of a called 25.06 acre tract, recorded in Volume 6739, page 9, Deed Records of Bexar County, Texas, for the South corner of said 20.55 acre tract, for the South corner of this tract.

THENCE along the common line of said 20.55 acre tract and said 25.06 acre tract, also along the common line of the residue of a called 25 acre tract, recorded in Volume 6739, page 9, Deed Records of Bexar County, Texas, also along the common line of the above referenced 1.76 acre tract and the above referenced 2.38 acre tract, the following bearings and distances;

1. S 79°58'37" W a distance of 810.80 feet to a 1" pipe found at the common corner of said 1.76 acre tract and said 20.55 acre tract, for an angle point of this tract.
2. S 79°57'10" W a distance of 148.76 feet to a 3/8" iron pin found for the common corner of said 1.76 acre tract and said 2.38 acre tract, for an angle point of this tract.
3. S 79°58'31" W a distance of 302.78 feet to a ½" iron pin set with plastic cap stamped "HMT" in the East line of called Edwards Schlundt Road, for the Southwest corner of said 2.38 acre tract, for the Northwest corner of said 25 acre tract, for the Southwest corner of this tract.

THENCE along the East line of called Edwards Schlundt road, the West line of said 2.38 acre tract, N 08°37'54" E passing a 1" pipe found at a distance of 361.72 feet and continuing on for a total distance of 387.16 feet to a point in the approximate centerline of Leon creek, for the Northwest corner of said 2.38 acre tract.

THENCE along the approximate centerline of said Leon creek, the common boundary of said 2.38 acre tract and said 1.76 acre tract, and said 20.55 acre tract, and a called 28.85 acre tract, recorded in Volume 17362, page 467, Deed Records of Bexar County, Texas (no description), the common boundary of a called 34.39 acre tract of land, recorded in Document No. 20020452114, Official Public Records of Bexar County, Texas, the following bearings and distances.

1. N 42°15'22" E a distance of 33.50 feet to a point for a corner;
2. N 24°39'10" E a distance of 21.74 feet to a point for a corner;
3. N 41°52'50" E a distance of 63.89 feet to a point for a corner;
4. N 60°23'15" E a distance of 37.29 feet to a point for a corner;
5. N 58°14'31" E a distance of 71.17 feet to a point for a corner;
6. N 59°21'08" E a distance of 91.36 feet to a point for a corner;
7. N 58°32'30" E a distance of 69.79 feet to a point for a corner;
8. S 88°03'57" E a distance of 128.01 feet to a point for a corner;
9. S 83°53'57" E a distance of 66.90 feet to a point for a corner;
10. S 87°33'51" E a distance of 56.43 feet to a point for a corner;
11. S 81°12'52" E a distance of 70.18 feet to a point for a corner;
12. N 87°52'59" E a distance of 45.51 feet to a point for a corner;
13. S 77°41'43" E a distance of 48.98 feet to a point for a corner;
14. S 59°27'55" E a distance of 38.00 feet to a point for a corner;
15. S 81°59'30" E a distance of 20.83 feet to a point for a corner;
16. N 77°39'49" E a distance of 25.21 feet to a point for a corner;
17. N 67°37'53" E a distance of 14.84 feet to a point for a corner;
18. N 89°01'43" E a distance of 54.03 feet to a point for a corner;
19. N 72°15'54" E a distance of 54.99 feet to a point for a corner;
20. N 48°22'31" E a distance of 29.73 feet to a point for a corner;
21. N 60°18'58" E a distance of 30.84 feet to a point for a corner;
22. N 63°11'12" E a distance of 80.78 feet to a point for a corner;
23. N 46°56'04" E a distance of 46.97 feet to a point for a corner;
24. N 21°31'07" E a distance of 57.18 feet to a point for a corner;
25. N 30°41'36" E a distance of 20.84 feet to a point for a corner;
26. N 46°56'58" E a distance of 90.31 feet to a point for a corner;
27. N 47°36'56" E a distance of 55.42 feet to a point for a corner;
28. N 38°40'35" E a distance of 15.72 feet to a point for a corner;
29. N 58°32'44" E a distance of 37.41 feet to a point for a corner;
30. N 73°28'34" E a distance of 36.48 feet to a point for a corner;
31. N 40°07'46" E a distance of 42.60 feet to a point for a corner;
32. N 05°03'47" E a distance of 24.85 feet to a point for a corner;
33. N 23°17'42" W a distance of 33.03 feet to a point for a corner;
34. N 12°31'07" W a distance of 22.71 feet to a point for a corner;
35. N 24°50'11" W a distance of 36.22 feet to a point for a corner;



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36. N 14°24'43" W a distance of 56.74 feet to a point for a corner;
37. N 05°35'05" E a distance of 30.02 feet to a point for a corner;
38. N 06°55'45" W a distance of 33.33 feet to a point for a corner;
39. N 20°02'34" W a distance of 36.63 feet to a point for a corner;
40. N 30°34'26" W a distance of 67.91 feet to a point for a corner;
41. N 53°43'54" W a distance of 90.66 feet to a point for a corner;
42. N 66°33'09" W a distance of 65.16 feet to a point for a corner;
43. N 55°24'58" W a distance of 31.58 feet to a point for a corner;
44. N 71°49'13" W a distance of 23.47 feet to a point for a corner;
45. N 85°32'20" W a distance of 22.66 feet to a point for a corner;
46. N 68°52'33" W a distance of 20.11 feet to a point for a corner;
47. N 46°41'52" W a distance of 19.43 feet to a point for a corner;
48. N 80°45'27" W a distance of 12.08 feet to a point for a corner;
49. N 57°43'00" W a distance of 30.50 feet to a point for a corner;
50. N 22°50'15" W a distance of 19.36 feet to a point for a corner;
51. N 00°39'25" W a distance of 17.92 feet to a point in said centerline of Leon creek, for the Southwest corner of lot 902, block 5, Somerset Meadows Unit 1, recorded in Document No. 20230094545, Official Public Records of Bexar County, Texas, for the Northwest corner of said 20.55 acre tract, and the Northwest corner of this tract.

Thence leaving said centerline along the common line of said 20.55 acre tract, also along the common line of said lot 902, S 84°04'37" E passing a ½" iron pin found at a distance of 19.82' and continuing on for a total distance of 1034.63 feet to the Point of Beginning and containing 24.135 acres of land, more or less.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written February 29th, 2024, Revised 5/06/2024 to add NCB numbers.

Reference survey of said 24.135 acre tract of land prepared this same date.


Dorothy J Taylor
Registered Professional Land Surveyor No. 6295

5-6-2024

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