

1411 SPRINGVALE DR-HAUSMAN- TRACT B – 8.15 ACRE TRACT
METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF BEXAR

Being a 8.15 acre tract of land (measured), more or less, out of New City Block 15193, Bexar County, Texas, and out of a called 14.033 acre tract of land as described and recorded in Book 9105, Page 2350, Bexar County Official Public Records. Said 8.15 acre tract being more particularly described by metes and bounds description as follows with the bearings for this survey being based on the North American Datum of 1983, from the Texas State Plane Coordinate System established for the South Central Zone:

POINT OF BEGINNING: At a found 1/2" iron rod in the west right-of-way line of Springvale Road (60 Foot Right-of-way), at the northeast corner of Lot 18, Block 31, New City Block 15193 of the Springvale Subdivision as recorded in Volume 20001, Page 89, Plat Records, Bexar County, Texas, and at the southeast corner of herein described tract, having coordinates of N: 13686896.36 & E: 2084337.53:

THENCE: S74°24'04"W, a distance of 121.49 feet (measured), S74°48'49"W 122.06 feet (Deed), along the north line of said Springvale Lot 18, to a found 1/2" iron rod at the northwest corner of said Springvale Lot 18 at an interior corner of herein described tract;

THENCE: S14°25'43"E, a distance of 24.85 feet (measured), S15°10'58"E 25.00 feet (Deed), along the west line of said Springvale Lot 18, to a set 1/2" iron rod capped "ATWELL" at the northeast corner of Unit 10-B of the Lackland City Commercial Sites Subdivision as recorded in Volume 9300, Page 8, Plat Records, Bexar County Records, and at an exterior corner of herein described tract;

THENCE: S74°29'18"W, a distance of 239.73 feet (measured), S74°49'02"W 240.00 feet (Deed), along the north line of said Unit 10-B and the north line of Unit 10-C of the Lackland City Commercial Sites Subdivision as recorded in Volume 9514, Page 120, Plat Records, Bexar County, Texas to a found 1/2" iron rod at the northwest corner of said Unit 10-C, in the east line of Lot 18, Block 31 of the Sonic-Valley Hi Subdivision as recorded in Volume 9545, Page 177, Plat Records, Bexar County, Texas, and at an exterior corner of herein described tract;

THENCE: N15°38'49"W, a distance of 83.70 feet (measured), N15°10'37"W 83.43 feet (Deed), along said Lot 18, Block 31 to a found 1/2" iron rod at the northeast corner of said Lot 18, Block 31 and for an interior corner of herein described tract;

THENCE: S74°30'33"W, a distance of 365.65 feet (measured), N74°48'48"W 365.48 feet (Deed), along the north line of said Sonic-Valley Hi Lot 18 and Lot 17, Block 31 of the Sonic-Valley Hi Subdivision as recorded in Volume 9545, Page 177, Plat Records, Bexar County, Texas, to a found 1/2" iron rod at the northwest corner of said Lot 17, in the east right-of-way line of Cedarhurst Dr. (50 Foot Right-of-Way), and at the southwest corner of herein described tract;

THENCE: N25°31'26"W, a distance of 270.70 feet along said east right-of-way, to a calculated corner an exterior corner of the herein described tract;

THENCE: N64°27'15"E, a distance of 110.20 feet to a calculated corner for a point of deflection of the herein described tract;

THENCE: N70°42'12"E, a distance of 64.76 feet to a calculated corner for a point of deflection of the herein described tract;

THENCE: N64°28'00"E, a distance of 234.50 feet to a calculated corner for a point of deflection of the herein described tract;

THENCE: N25°32'00"W, a distance of 317.27 feet to a found PK Nail at the southwest corner of a tract of land conveyed to Water Meadow Inc., recorded in Volume 7062, Page 529, Official Public Records of Bexar County, Texas, and at the northwest corner of the herein described tract;

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THENCE: N64°27'10"E, a distance of 300.06 feet (measured), N64°42'24"E 300.16 feet (Deed), along the southeast line of said Water Meadow Inc. tract to a found 1/2" iron rod in said west right-of-way line of Springvale Dr., and at the northeast corner of herein described tract;

THENCE: S25°33'39"E, a distance of 667.42 feet (measured), S25°15'58"E 667.57 feet (Deed), along said west right-of-way line to a found 1/2" iron rod at a point of a non-tangent curve to the right;

THENCE: 98.21 feet (measured), 98.30 feet (deed), along and with said curve to the right, having a radius of 1,382.33 feet, a chord bearing and distance of S23°37'10"E, 98.19 feet to the POINT OF BEGINNING and containing 8.15 acres (measured) in Bexar County, Texas.

For reference and further information see drawing number 24001265 – 1411 Springvale Dr-Hausman- Tract B – Rev1


06/13/24
William S. Abraham
Registered Professional Land Surveyor
Texas Registration Number 2052

