

METES AND BOUNDS DESCRIPTION

FOR

A 4.653 acre, or 202,702 square feet more or less, tract of land out of Lot 13 and Lot 24, Block 2, of the Alameda Gardens Subdivision recorded in Volume 105, Page 226 of the Deed and Plat Records of Bexar County, Texas, being described as Tract 14-Fortuna Steet (W Commerce) conveyed to San-Tex Lumber Company, LTD in deed recorded in Volume 9030, Page 662 of the Official Public Records of Bexar County, Texas, in New City Block 8243 of the City of San Antonio, Bexar County, Texas. Said 4.653 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

- BEGINNING:** At a found $\frac{1}{2}$ " iron rod, on the south right-of-way line of Fortuna Ave, a variable width public right-of-way, at the northwest corner of said Tract 14 and the northeast corner of a called Tract One, a 0.2911 acre tract, described in Volume 4065, Page 361 of said Official Public Records, from which a found $\frac{1}{2}$ " iron rod at the northwest corner said Tract One and at the northeast corner of a City of San Antonio tract of land described in Volume 7661, Page 62 of the Deed Records of Bexar County, Texas, bears a bearing and distance of N 83°48'07" W, 26.21 feet;
- THENCE:** S 83°48'07" E, along and with the south right-of-way line of said Fortuna Ave, a distance of 217.83 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said Lot 13 and said Tract 14;
- THENCE:** S 06°07'53" W, continuing along the south right-of-way line of said Fortuna Ave., with the west line of said Lot 13 and said Tract 14, at a distance of 3.06 feet passing a found iron rod with a cap marked (UK), continuing at a distance of 5.00 feet passing the northwest corner of Lot 27, Block 2 of the Building Setback Lines Replat of Alameda Gardens Tract No. 2, recorded in Volume 9614 Page 82 of the said Deed and Plat Records, and the northwest corner of a called Parcel 1, a 6.546 acre tract, described in Document No. 20200131640 of the said Official Public Records and continuing, with the common line of said Parcel 1 and said Tract 14, for a total distance of 861.71 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" at a reentrant corner of said Lot 27, the southeast corner of said Tract 14 and at the northeast corner of called Parcel 2, a 3.024 acre tract described in said Document No. 20200131640;
- THENCE:** N 83°48'31" W, along and with the south line of said Tract 14 and said Parcel 2, a distance of 303.50 feet to a found iron rod with a cap marked "RAS" at the southwest corner of said Tract 14 and the northwest corner of said Parcel 2 on the east line of Lot 25, Block 2 of said Alameda Gardens Subdivision, from which a found $\frac{1}{2}$ " iron rod at the southwest corner of said Parcel 2 and the northwest corner of Lot 28, Block 2 of the Dollar General W. Commerce Subdivision, recorded in Volume 9641, Page 189 of the said Deed and Plat Records, bears a bearing and distance of S 06°11'29" W, 287.00 feet;

4.653 Acres
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THENCE: N 06°11'29" E, along and with the common line of said Lot 25 and said Tract 14, a distance of 143.63 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point of said Tract 14, at the northeast corner of said Lot 25, the southwest corner of said Lot 13, the southeast corner of Lot 12, Block 2 of said Alameda Gardens and at a south corner of a called Tract Two, a 0.1355 acre City of San Antonio tract, described in said Volume 4065, Page 361;

THENCE: Over and across said Lot 13, the following bearings and distances:

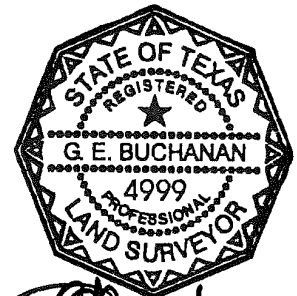
N 35°21'16" E, along and with the common line of said Tract Two and said Tract 14, a distance of 166.36 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point of said Tract 14, and at the northeast corner of said Tract Two, on the south line of said tract of land described in Volume 7661, Page 62;

S 83°55'26" E, along and with the common line of said Tract 14 and said tract of land described in Volume 7661, Page 62, a distance of 98.64 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at a common corner of said Tract 14 and said tract of land described in Volume 7661, Page 62;

N 44°07'06" W, along and with the common line of said Tract 14 and said tract of land described in Volume 7661, Page 62, a distance of 122.08 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at an angle point of said Tract 14 and at the southeast corner of said Tract One;

THENCE: N 06°04'33" E, departing a north line of said tract of land described in Volume 7661, Page 62, along and with the common line of said Tract 14 and said Tract One, a distance of 494.68 feet to the POINT OF BEGINNING and containing 4.653 acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13255-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 9, 2023
JOB NO. 13255-00
DOC. ID. N:\CIVIL\13255-00\Word\13255-00 FN 4.653AC.docx



G. E. Buchanan