

METES AND BOUNDS DESCRIPTION
FOR

A 7.711 acre, or 335,899 square feet more or less, tract of land out of that remaining portion of that 47.49 acre tract conveyed to VPH Properties, LTD. in deed recorded in Document No. 20200113438, out of the Maria F. Rodriguez Survey No. 4, Abstract No. 16, in New City Block 15269 of the City of San Antonio, Bexar County, Texas. Said 7.711 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 point on the northwest right-of-way line of Old Pearsall Road, a variable width public right-of-way, also being the south corner of Lot 1, Block 121, as shown on the plat of Ellison Apartments, recorded in Volume 20003, Pages 567-568, of the Plat Records of Bexar County, Texas, same being a northeast corner of said remainder of 47.49 acre tract;
- THENCE:** S 49°25'41" W, along and with the southeast line of said 47.49 acres, same being said northwest right-of-way line of Old Pearsall Road, a common line, a distance of 158.24 feet to a point for the northwest right-of-way line of Ray Ellison Parkway;
- THENCE:** N 80°32'01" W, continuing along the south line of said 47.49 acre tract and said northwest right-of-way line, common line, a distance of 727.79 feet to a point for the southwest corner of the herein described tract;
- THENCE:** N 09°00'22" W, departing said common line, along and with the west line of said 47.49 acres and the east line of Lot 2, Block 10, as shown on the plat of Centromed Vista Point, recorded in Document Number 20160167015 of the Plat Records of Bexar County, Texas, a common line, a distance of 522.72 feet to a point for a northwest corner of the herein described tract, also being the northeast corner of said Lot 2 and the Southeast corner of Vista Point Heights – Phase II, recorded in Volume 20002, Page 454 in the Deed and Plat Records of Bexar County, Texas;
- THENCE:** N 46°46'44" E, along and the southwest line of said Vista Point Heights and the northeast line of said 47.49 acre tract, a common line, a distance of 164.92 feet to a point for the north corner of said 47.49 acre tract and the southwest line of said Lot 1 of said Ellison Apartments a common line;

Job No. 12928-01

7.711 Acres

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THENCE: S 44°33'25" E, along and with said common line, a distance of 906.58 feet to the POINT OF BEGINNING and containing 7.711 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12928-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC138.95, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 2023
JOB NO. 12928-01
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