

METES AND BOUNDS DESCRIPTION
FOR

A 9.140 acre, or 398,154 square feet more or less, tract of land, all of that same 9.141-acre tract described in deed to Zarzamora Properties, LLC recorded in Volume 18961, Pages 2142-2144 of the Official Public Records of Bexar County, Texas, a portion in the Santos Gusman Survey No. 1, Abstract 1111, County Block 4285 and the Charles Tenness Survey No. 50, Abstract 747, County Block 4286, now in New City Block 18087 of the City of San Antonio, Bexar County, Texas. Said 9.140-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 iron rod with a cap marked "Overby", at the northwest end of the cutback for the south right-of-way line of S.W. Loop 410, a variable width public right-of-way, 230-foot minimum and the west right-of-way line of S. Zarzamora Street, a variable width public right-of-way, a northeast corner of said 9.141-acre tract;

THENCE: S 32°33'24" E, with said cutback, same being the northeast line of said 9.141-acre tract, a distance of 134.97 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the southeast end of said cutback, same being a northeast corner of said 9.141-acre tract;

THENCE: S 00°15'44" E, with the west right-of-way line of said S. Zarzamora Street, same being the east line of said 9.141-acre tract, a distance of 329.53 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: S 01°07'05" E, continuing with the west right-of-way line of said S. Zarzamora Street, same being the east line of said 9.141-acre tract, a distance of 419.73 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the northeast corner of a 1.011-acre tract described in deed to Dwaraka Krishna Addepalli and wife Valli Addepalli and Sridhar Adapalli and wife Srilakshmi Adapalli recorded in Volume 13454, Pages 356-359 of the Official Public Records of Bexar County, Texas, same being the southeast corner of said 9.141-acre tract;

THENCE: S 89°43'58" W, departing the west right-of-way line of said S. Zarzamora Street, with the north line of said 1.011-acre tract, same being the south line of said 9.141-acre tract, a distance of 469.52 feet to a point, on the east line of the remainder of a 127.9-acre tract described in deed to Rancho De La Sonrisa, LLC recorded in Volume 13905, Pages 533-535 of the Official Public Records of Bexar County, Texas, the northwest corner of said 1.011-acre tract, same being the southwest corner of said 9.141-acre tract, from which a found disturbed 1" iron pipe bears S 88°24'40" W, a distance of 1.43 feet;

9.140 Acres

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THENCE: N 00°26'03" W, with the east line of the said remainder of a 127.9-acre tract, same being the west line of said 127.9-acre tract, a distance of 867.58 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the south right-of-way line of the aforementioned S.W. Loop 410, the northeast corner of the said remainder of a 127.9-acre tract, same being the northwest corner of said 9.141-acre tract;

THENCE: S 82°41'31" E, with the south right-of-way line of said S.W. Loop 410, same being the north line of said 9.141-acre tract, a distance of 39.14 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: N 89°35'17" E, continuing with the south right-of-way line of said S.W. Loop 410, same being the north line of said 9.141-acre tract, a distance of 354.94 feet to the POINT OF BEGINNING and containing 9.140 acres 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 9029-24 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers
DATE: March 5, 2024
JOB NO. 9029-24
DOC. ID. N:\Survey24\24-9000\9029-24\Word\9029-24 FN.docx

