

COUNTY OF BEXAR
STATE OF TEXAS7.632 ACRE TRACT
332,455 SQ. FT.PROJ. #43585.01
ZONING EXHIBIT

FIELD NOTE DESCRIPTION of a 7.632 acre tract situated in the G. Rodriguez Survey, Abstract No. 621, NCB 12163, City of San Antonio, Bexar County, Texas, being out of a called 8.744 acre tract recorded in Document No. 20180128278, Official Public Records, Bexar County, Texas; in all, said 7.632 acre tract being more particularly described as follows:

BEGINNING at a point in the Northeast right of way line of Ira Lee Road for the West corner of a called 21.112 acre tract recorded in Document No. 20060166864, Official Public Records, Bexar County, Texas, same point being the South corner of said 8.744 acre tract recorded in Document No. 20180128278, Official Public Records, Bexar County, Texas, and the South corner of the herein described tract;

THENCE with the common Northeast right of way line of Ira Lee Road and Southwest line of said 8.744 acre tract, the following three (3) calls:

1. N 22°41'54" W, a distance of 429.40 feet to a point for a corner,
2. N 23°21'20" W, a distance of 212.26 feet to a point for a corner, and
3. N 29°49'55" W, a distance of 103.72 feet to a point for the South corner of Lot 18, Block 2, NCB 12163, Fred R. Pape Subdivision, recorded in Volume 9633, Page 41, Deed and Plat Records, Bexar County, Texas, referenced in Special Warranty Deed to Stash & Store, LLC, recorded in Document No. 20170206461, Official Public Records, Bexar County, Texas, same point being the West corner of said 8.744 acre tract, and the herein described tract;

THENCE departing the Northeast right of way line of Ira Lee Road, with the Southeast line of said Lot 18, Block 2, and the Northwest line of said 8.744 acre tract, N 40°33'51" E, a distance of 437.79 feet to a point for the South corner of a called 8.111 acre tract, "Tract 2", recorded in Document No. 20080241829, Official Public Records, Bexar County, Texas, same point being the West corner of a called 60.59 acre tract, recorded in Volume 9964, Page 2238, Official Public Records, Bexar County, Texas, the East corner of said Lot 18, Block 2, and the North corner of said 8.744 acre tract and the herein described tract;

THENCE over and across said 8.744 acre tract, the following two (2) calls:

1. S 25°59'24" E, a distance of 714.07 feet to a point for a corner, and
2. S 77°44'13" E, a distance of 172.33 feet to a point for the East corner of said 8.744 acre tract, same point being a Western corner of said 60.59 acre tract, a Northern corner of the aforementioned 21.112 acre tract, and the East corner of the herein described tract;

THENCE with the common Southeast line of said 8.744 acre tract and Northwest line of said 21.112 acre tract, S 54°11'50" W, a distance of 572.82 feet to the **POINT OF BEGINNING**.

Containing in all, 332,455 square feet of land or 7.632 acres, more or less. Bearings based on Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 Adjustment).

This field note description was prepared in conjunction with an exhibit for Project No. 43585.01 of the same date, March 27, 2025 by Westwood Professional Services.

This document was prepared under 22 TAC §138.95, 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.

