

STATE OF TEXAS §
COUNTY OF BEXAR §



TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

A 7.500 ACRE TRACT OF LAND LYING IN THE R.C. HAWKINS SURVEY NUMBER 337, ABSTRACT NUMBER 329, NEW CITY BLOCK 15825, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A 21.583 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 20180206640, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: at a found 1/2 inch iron rod found on the existing east right-of-way line of Vance Jackson Road (a variable width public right-of-way), at the southwest corner of Lot 14, Block 13, New City Block 15825, DISTRICT NORTH OFFICE SUBDIVISION, recorded in Volume 20001, Page 1402, Deed and Plat Records, Bexar County Texas, at the northwest corner of said 21.583 acres, having Texas State Plane coordinates N=13,761,958.51 and E=2,099,149.62, South Central Zone 4204, Grid, for the northwest corner of this 7.500 acre tract;

THENCE: **North 84°02'18" East 654.04 feet** departing the existing east right-of-way of Vance Jackson Road, with the north line of said 21.583 acres, the north line of this 7.500 acre tract and the south line of Lot 14, Block 13, to a 1/2 inch iron rod found on the existing west right-of-way of the Union Pacific Railroad (a 100-foot right-of-way), at the southeast corner of Lot 14, Block 13, at the northeast corner of said 21.583 acres, for the northeast corner of this 7.500 acre tract;

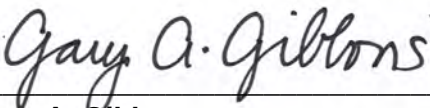
THENCE: **South 25°15'13" East 448.06 feet** along the existing west right-of-way of the Union Pacific Railroad, with the east line of said 21.583 acres, and the east line of this 7.500 acre tract to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for the southeast of this 7.500 acre tract;

THENCE: **South 81°44'49" West 820.82 feet** leaving the existing west right-of-way of the Union Pacific Railroad, crossing said 21.853 acres, to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the existing east right-of-way of Vance Jackson Road, on the west boundary of said 21.583 acres, at the beginning of a curve to the right, for the southwest corner of this 7.500 acre tract;

THENCE: with the existing east right-of-way of Vance Jackson Road, the west boundary of said 21.583 acres and the west boundary of this 7.500 acre tract, the following two (2) calls:

- 1) **213.96 feet** along said curve to the right having a radius of **1,957.00 feet**, a delta of **06°15'51"**, and a chord that bears: **North 05°21'09" West 213.86 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for angle;
- 2) **North 02°13'13" West 242.39 feet** to the **POINT OF BEGINNING** of this 7.500 acre (326,711 square feet) tract of land in Bexar County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL OF ALLIANCE LAND SURVEYORS, LLC WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.



Gary A. Gibbons
RPLS No. 4716
April 29, 2024
Job No. 240416879

