

METES AND BOUNDS DESCRIPTION FOR A 13.60 ACRE TRACT

A **13.60 acre** tract of land, in the New City Block (N.C.B.) 11166, out of the Junn Manuel Urriegas Survey Section 32, Abstract Number 769, and the Jose Dela Garza Survey, Abstract Number 3, being out of the remaining portion of a called 382.74 acre tract as described to Southstar Mission Del Lago Developer, LLC of record in Document Number 20140098479 of the Official Public Records of Bexar County, Texas (O.P.R.) and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod being the south cutback corner of the west right-of-way (R.O.W.) line of Highway 281 (200' wide) and the north R.O.W. line of Mission Grande (86' wide) for the most southerly southeast corner of the tract described herein;

THENCE: S 89°22'02" W, with the common line of said remaining portion of a called 382.74 acre tract and north R.O.W. line of said Mission Grande, a distance of **584.95 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "MBC" for the southeast corner of Lot 1, Block 51, N.C.B. 11166 as described to Southside Villas B, Ltd of record in Document Number 20030118719 O.P.R., and being the southwest corner of the tract described herein;

THENCE: with the said Lot 1 for the following three **(3)** courses and distances:


1. **N 00°36'38" W**, distance of **410.01 feet** to found $\frac{1}{2}$ " iron rod with a cap stamped "MBC" for a point of curvature to the right of the tract described herein,
2. with a curve to the **right** having an arc length of **353.42 feet**, a radius of **224.98 feet**, a delta angle of **90°00'20" and** chord bears, **N 44°23'14" E**, distance of **318.19 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "MBC" for a point of tangency of the tract described herein,
3. **N 89°23'16" E**, a distance of **125.00 feet** to a found $\frac{1}{2}$ " iron rod for an interior corner of the tract described herein,

THENCE: N 00°37'42" W, with east line said Lot 1 passing at a distance of 445.00 feet a found $\frac{1}{2}$ " iron rod for the northeast corner of said Lot 1, continuing and passing at a distance of 473.00 feet for the southeast corner of Lot 2, Block 51, N.C.B. 11166 as described to 12910 Clubhouse Boulevard DE, LLC of record in Document Number 20220220618 O.P.R., continuing with the east line of said Lot 2 for a **total distance of 890.47 feet** to a found $\frac{1}{2}$ " iron rod with a cap stamped "OPEN RANGE" for the most easterly northeast corner of said Lot 2, being the northwest corner of the tract being described, from which a found $\frac{1}{2}$ " iron rod with a cap stamped "TXLMS", bears S 89°24'26" W, a distance of 125.00 feet;

THENCE: N 89°21'26" E, through the said remaining portion of a called 382.74 acre tract, a distance of **249.84 feet** to a found ½" iron rod with a blue plastic cap stamped "KFW SURVEY" for a point on the west R.O.W. line of said Highway 281, being the northeast corner of the tract being described;

THENCE: with the west R.O.W. line of said Highway 281 for the following two **(2)** courses and distances:

1. **S 00°37'29" E**, a distance of **1510.69 feet** to a found ½" iron rod, being the north cutback corner of the west R.O.W. line of said Highway 281 and the north R.O.W. line of said Mission Grande, and being the most easterly southeast corner of the said remaining portion of a called 382.74 acre tract and the tract described herein;
2. **S 44°53'32" W**, a distance of **20.99 feet** to the **POINT OF BEGINNING**, containing **13.60 acres**, more or less, in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by Colliers Engineering and Design. Basis of bearings is based on the Texas State Plane South Central Zone, 4204, North American Datum of 1983 (NAD83).



Corey Campbell
Registered Professional Land Surveyor No. 7076
State of Texas
Firm No. 10194550



01/21/2025

Date

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