

**Sinclair Land Surveying, Inc.**

3411 Magic Dr.  
San Antonio, Texas 78229  
210-341-4518  
TBPELS Firm No. 10089000

July 23, 2024

31.73 acres out of the  
Domingo Bustillos Survey No. 31  
Abstract 44  
City of San Antonio

THE STATE OF TEXAS  
COUNTY OF BEXAR

**METES AND BOUNDS DESCRIPTION OF A SURVEY OF**

31.73 acres out of the Domingo Bustillos Survey No. 31, Abstract 44, City of San Antonio, Bexar County, Texas being all of an 11.020-acre tract of land described in deed of record in Document Number 20220287985 of the Official Public Records of Bexar County, Texas and all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22, New City Block 11139, Lakeside Terrace Subdivision as shown by plat of record in Volume 3535 at page 113 of the Plat Records of Bexar County, Texas, being a portion of Lot 23, New City Block 11139, Chavaneaux Spread Subdivision as shown by plat of record in Volume 7500 at page 61 of the Plat Records of Bexar County, Texas, a portion of Lot 11, said Lakeside Terrace Subdivision, a portion of a 0.49-acre tract of land described in deed of record in Document Number 20240062219 of the Official Public Records of Bexar County, Texas, a portion of a 3.885-acre tract of land described in deed of record in Document Number 20240062246 of the Official Public Records of Bexar County, Texas, a portion of a 2.905-acre tract of land described in deed of record in Document Number 20220287985 of the Official Public Records of Bexar County, Texas and a portion of W. Chavaneaux Road and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a calculated point in the south right-of-way line of W. Chavaneaux Road, the northwest corner of a 11.020-acre tract of land described in deed of record in Document Number 20220287985 of the Official Public Records of Bexar County, Texas and the northeast corner of a 0.702-acre tract of land described in deed of record in Volume 8700 at page 1104 of the Official Public Records of Bexar County, Texas, at Northing 13664554.4 and Easting 2118911.7, for a northwest corner of this tract;

Thence N 89°37'51" E with the south right-of-way line of W. Chavaneaux Road and the north boundary line of said 11.020-acre tract a distance of 428.25 feet to a calculated point for a

reentrant corner of this tract;

Thence N 0°18'40" E crossing W. Chavaneaux Road at 55.02 feet an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground at the point of intersection of the east right-of-way line of Stretch Ave. and the cut-back right-of-way curve joining the east right-of-way line of Stretch Ave. and the north right-of-way line of W. Chavaneaux Road, a southwest corner of Lot 23, New City Block 11139, Chavaneaux Spread Subdivision as shown by plat of record in Volume 7500 at page 61 of the Plat Records of Bexar County, Texas and continuing on the same course and by the same count with the west right-of-way line of Stretch Ave. and the east boundary line of said Lot 23 an overall distance of 320.00 feet to a calculated point, the northwest corner of a 40-foot electric easement as shown by plat of record in Volume 7500 at page 61 of the Plat Records of Bexar County, Texas, for the northwest corner of this tract, whence an 1/2" iron bar found set in the ground in the east right-of-way line of Stretch Ave, the northwest corner of said Lot 23, the southwest corner of Lot 363, Block 39, New City Block 11139, Mayfield Park, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 980 at page 94 of the Plat Records of Bexar County, Texas and the southwest corner of a tract of land owned by Janie M. Campos described in deed of record in Volume 9437 at page 278 of the Official Public Records of Bexar County, Texas, bears N 0°18'40" W a distance of 422.30 feet;

Thence N 89°37'51" E crossing said Lot 23, a 0.49-acre tract of land described in deed of record in Document Number 20240062219 of the Official Public Records of Bexar County, Texas, a 3.885-acre tract of land described in deed of record in Document Number 20240062246 of the Official Public Records of Bexar County, Texas, a 2.905-acre tract of land described in deed of record in Document Number 20220287985 of the Official Public Records of Bexar County, Texas and Lot 11, New City Block 11139, Lakeside Terrace Subdivision as shown by plat of record in Volume 3535 at page 113 of the Plat Records of Bexar County, Texas with the north margin line of a said 40-foot electric easement shown in Volume 7500 at page 51 of the Plat Records of Bexar County, Texas and the north margin line of a 40-foot electric easement described in deed of record in Volume 3217 and page 40 of the Official Public Records of Bexar County, Texas a distance of 2742.87 feet to a calculated point in the southwest right-of-way line of the Union Pacific Railroad and the northeast boundary line of said Lot 11, the northeast corner of said 40-foot electric easement described in Volume 3217 and page 40 of the Official Public Records of Bexar County, Texas, for the northeast corner of this tract, whence a 2 inch iron pipe found set in the ground in the southwest right-of-way line of the Union Pacific Railroad, the northeast corner of said Lot 11 and the southeast corner of Lot 371, said Block 39, bears N 23°23'54" W a distance of 469.81 feet;

Thence S 23°23'54" E with the southwest right-of-way line of the Union Pacific Railroad and the northeast boundary lines of said Lot 11 and Lot 22, said Lakeside Terrace Subdivision at 316.43 feet an ½" iron bar with an orange cap marked "SLS RPLS 5142" set in the ground in the north right-of-way line of W. Chavaneaux Road, the southeast corner of said Lot 22 and continuing on the same course and by the same count crossing said W. Chavaneaux Road with the southwest

right-of-way line of the Union Pacific Railroad an overall distance of 360.26 feet to a calculated point in the south right-of-way of W. Chavanezux Road and the north right-of-way line of Interstate Highway Loop 410 for a southeast corner of this tract;

Thence N 89°16'30" W with the south right-of-way line of W. Chavaneaux Road and the north right-of-way line of Interstate Highway Loop 410 a distance of 64.56 feet to a TXDOT Type II Brass Disk found set in concrete, the northeast corner of said 11.020-acre tract, for a reentrant corner of this tract;

Thence S 22°48'34" E with the southwest right-of-way line of Interstate Highway Loop 410 and the northeast boundary line of said 11.020-acre tract a distance of 81.21 feet to a calculated point, the southeast corner of said 11.020-acre tract, for the southeast corner of this tract;

Thence S 80°51'26" W with the north right-of-way line of Interstate Highway Loop 410 and a south boundary line of said 11.020-acre tract a distance of 427.67 feet to a TXDOT Type II Brass Disk found set in concrete, a corner of said 11.020-acre tract, for the southeast corner of this tract;

Thence S 89°34'56" W with the north right-of-way line of Interstate Highway Loop 410 and the south boundary line of said 11.020-acre tract a distance of 2427.73 feet to a calculated point, the southwest corner of said 11.020-acre tract and the southeast corner of said 0.702-acre tract, for the southwest corner of this tract;

Thence N 0°20'12" W with the west boundary line of said 11.020-acre tract and the east boundary line of said 0.702-acre tract a distance of 153.03 feet to the point of beginning.

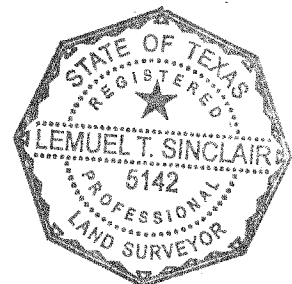
Containing 31.73 acres (1,382,225 square feet) of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NA2011) epoch 2010.

SINCLAIR LAND SURVEYING, INC.



Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142



Its/jc

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July 23, 2024

13.33 acres out of the  
Domingo Bustillos Survey No. 31  
Abstract 44  
City of San Antonio

THE STATE OF TEXAS  
COUNTY OF BEXAR

**METES AND BOUNDS DESCRIPTION OF A SURVEY OF**

13.33 acres out of the Domingo Bustillos Survey No. 31, Abstract 44, City of San Antonio, Bexar County, Texas being a portion of Lot 11, New City Block 11139, Lakeside Terrace Subdivision as shown by plat of record in Volume 3535 at page 113 of the Plat Records of Bexar County, Texas and a portion of a 2.905-acre tract of land described in deed of record in Document Number 20220287985 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a calculated point in the north boundary line of a 2.905-acre tract of land described in deed of record in Document Number 20220287985 of the Official Public Records of Bexar County, Texas, the south boundary line of Mayfield Park, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 980 at page 94 of the Plat Records of Bexar County, Texas and the south boundary line of a tract of land owned by Antonietta Hernandez-Serna described in deed of record in Volume 7260 at page 474 of the Official Public Records of Bexar County, Texas, for the northwest corner of this tract, whence an ½" iron bar found set in the ground in the east right-of-way line of Stretch Ave, the northwest corner of Lot 23, New City Block 11139, Chavaneaux Spread Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 7500 at page 61 of the Plat Records of Bexar County, Texas the southwest corner of Lot 363, said Mayfield Park and the southwest corner of a tract of land owned by Janie M. Campos described in deed of record in Volume 9437 at page 278 of the Official Public Records of Bexar County, Texas, bears S 89°24'20" W a distance of 1,299.07 feet;

Thence N 89°24'20" E with the north boundary lines of said 2.905-acre tract and said Lot 11 and

with the south boundary lines of said Mayfield Park, said tract of land owned by Antonietta Hernandez-Serna, Lot 369C, Block 39, New City Block 11138, Preddy Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 3850 at page 258 of the Plat Records of Bexar County, Texas, a tract of land owned by Joe Wayne Elizondo and Catherine E. Guerrero described in deed of record in Volume 6553 at page 435 of the Official Public Records of Bexar County, Texas, a tract of land owned by Holmes Rizo described in deed of record in Document Number 20200192122 of the Official Public Records of Bexar County, Texas and Lot 371, said Block 39 a distance of 1,259.60 feet to a 2 inch iron pipe found set in the ground in the west right-of-way line of the Union Pacific Railroad, the northeast corner of said Lot 11 and the southeast corner of said Lot 371, for the northeast corner of this tract;

Thence S 23°23'54" E with the southwest right-of-way line of the Union Pacific Railroad and the northeast boundary line of said Lot 11 a distance of 469.81 feet to a calculated point, the northeast corner of a 40-foot-wide electric easement described in deed of record in Volume 3217 at page 240 of the Official Public Records of Bexar County, Texas for the southeast corner of this tract;


Thence S 89°37'51" W crossing said Lot 11 and said 2.905-acre tract and with the north margin line of said 40-foot-wide electric easement a distance of 1,441.70 feet to a calculated point, for the southwest corner of this tract;

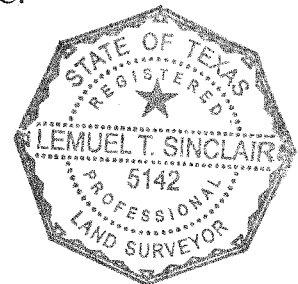
Thence N 0°35'40" W crossing said 2.905-acre tract a distance of 427.41 feet to the point of beginning.

Containing 13.33 acres (580,857 square feet) of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NA2011) epoch 2010.

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July 23, 2024

12.68 acres out of  
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Abstract 44  
City of San Antonio

THE STATE OF TEXAS  
COUNTY OF BEXAR

**METES AND BOUNDS DESCRIPTION OF A SURVEY OF**

12.68 acres out of the Domingo Bustillos Survey No. 31, Abstract 44, City of San Antonio, Bexar County, Texas being a portion of Lot 23, New City Block 11139, Chavaneaux Spread Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 7500 at page 61 of the Plat Records of Bexar County, Texas, a portion of a 0.49-acre tract of land described in deed of record in Document Number 20240062219 of the Official Public Records of Bexar County, Texas, a portion of 3.885-acre tract of land described in deed of record in Document Number 20240062246 of the Official Public Records of Bexar County, Texas and a portion of a 2.905-acre tract of land described in deed of record in Document Number 20220287985 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an 1/2" iron bar found set in the ground in the east right-of-way line of Stretch Ave, the northwest corner of Lot 23, New City Block 11139, Chavaneaux Spread Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 7500 at page 61 of the Plat Records of Bexar County, Texas, the southwest corner of Lot 363, Block 39, New City Block 11139, Mayfield Park, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 980 at page 94 of the Plat Records of Bexar County, Texas and the southwest corner of a tract of land owned by Janie M. Campos described in deed of record in Volume 9437 at page 278 of the Official Public Records of Bexar County, Texas, at Northing 13665299.4 and Easting 2119335.9, for the northwest corner of this tract;

Thence N 89°24'20" E with the north boundary line of said Lot 23, a 0.49-acre tract of land described in deed of record in Document Number 20240062219 of the Official Public Records of Bexar County, Texas, a 3.885-acre tract of land described in deed of record in Document Number 20240062246 of the Official Public Records of Bexar County, Texas and a 2.905-acre tract of land described in deed of record in Document Number 20220287985 of the Official

Public Records of Bexar County, Texas and the south boundary lines of said Mayfield Park, said tract of land owned by Janie M. Campos, Lot 364A, Block 39, New City Block 11138, Resubdivision Plat of Lot 364A, N.C.B. 11138 Mayfield Park Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 7200 at page 231 of the Official Public Records of Bexar County, Texas, a tract of land owned by Juan Sandoval and Maria Sandoval described in deed of record in Volume 17381 at page 2416 of the Official Public Records of Bexar County, Texas, Lot 372, Block 39, New City Block 11138, Woodall Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9577 at page 44 of the Plat Records of Bexar County, Texas, a tract of land owned by Spencer V. Urrabazo and Elida Urrabazo described in deed of record in Volume 7395 at page 1343 of the Official Public Records of Bexar County, Texas, a tract of land owned by Juan Francisco Cruz Mirales described in deed of record in Volume 15992 at page 1829 of the Official Public Records of Bexar County, Texas, a tract of land owned by Raul C. Moreno and Angie S. Moreno described in deed of record in Volume 4361 at page 535 of the Official Public Records of Bexar County, Texas and a tract of land owned by Alma Barrientos described in deed of record in Volume 16825 at page 879 of the Official Public Records of Bexar County, Texas a distance of 1,299.07 feet to a calculated point, for the northeast corner of this tract, whence a 2 inch iron pipe found set in the ground in the southwest right-of-way line of the Union Pacific Railroad, the northeast corner of Lot 11, New City Block 11139, Lakeside Terrace Subdivision as shown by plat of record in Volume 3535 at page 113 of the Plat Records of Bexar County, Texas and the southeast corner of Lot 371, said Mayfield Park, bears N 89°24'20" E a distance of 1,259.60 feet;

Thence S 0°35'40" E crossing said 2.905-acre tract a distance of 427.41 feet to a calculated point in the north margin line of a 40-foot electric easement described in deed of record in Volume 3217 at page 240 of the Official Public Records of Bexar County, Texas for the southeast corner of this tract;

Thence S 89°37'51" W with the north margin line of said 40-foot-wide electric easement a distance of 1,301.17 feet to a calculated point in the east right-of-way line of Stretch Ave. and the west boundary line of said Lot 23, the northwest corner of said 40-foot electric easement, for the southwest corner of this tract;

Thence N 0°18'40" W with the east right-of-way line of Stretch Ave. and the west boundary line of said Lot 23 a distance of 422.30 feet to the point of beginning.

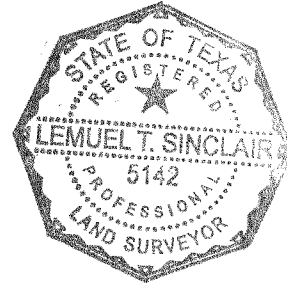
Containing 12.68 acres (552,359 square feet) of land, more or less.

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