

PARENT TRACT LEGAL DESCRIPTION:

(AS RECORDED IN FILE NUMBER 20130223566 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS)

LOT 10, BLOCK 1, NEW CITY BLOCK 17615, NORTHWEST BUSINESS PARK UNIT 1, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9510, PAGES 40-41, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

EXISTING 10' X 10' MONOPOLE TOWER FOUNDATION AREA DESCRIPTION:

BEING AN EXISTING 10' X 10' MONOPOLE TOWER FOUNDATION AREA CONTAINING 0.0023 ACRES (100 SQUARE FEET) BEING OUT OF AND PART OF LOT 10, BLOCK 1, NEW CITY BLOCK 17615, AS SHOWN ON THE SUBDIVISION PLAT OF NORTHWEST BUSINESS PARK UNIT-1 AS RECORDED IN VOLUME 9510, PAGES 40-41 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING A 1.847-ACRE TRACT CONVEYED TO LAMAT ENTERPRISES, LLC AS RECORDED IN FILE NUMBER 20130223566 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.0023-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK 1, AND HAVING A STATE PLANE COORDINATE VALUE OF X=2,075,581.26 (E), Y=13,752,523.25 (N);

THENCE NORTH 67 DEGREES 55 MINUTES 05 SECONDS EAST, 311.55 FEET TO THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=2,075,869.95 (E), Y=13,752,640.37 (N);

THENCE NORTH 00 DEGREES 47 MINUTES 57 SECONDS EAST, 10.00 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 12 MINUTES 3 SECONDS EAST, 10.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 47 MINUTES 57 SECONDS WEST, 10.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 89 DEGREES 12 MINUTES 03 SECONDS WEST, 10.00 FEET TO POINT OF BEGINNING, CONTAINING 0.0023 ACRES (100.00 SQUARE FEET) OF LAND.

HELENE F. LECOANET, RPLS 6567

3D DESIGN & ENGINEERING, INC.
LICENSE # 10194603



Handwritten signature of Helene F. Lecoanet in blue ink, dated 10-30-2024.

LEGAL DESCRIPTION PREPARED FOR VERIZON
SITE NAME: NORTH_WIND_RANCH - MDG LOCATION ID: 5000881532
SITE LOCATION: HELOTES, TEXAS 78023