

A 11.38 ACRE TRACT

METES AND BOUNDS DESCRIPTION OF AN 11.38 ACRE TRACT OF LAND OUT OF THE ANGEL NAVARRO SURVEY NO. 5, ABSTRACT NO. 12, COUNTY BLOCK 4295, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLED 230.206 ACRE TRACT DESCRIBED IN DEED TO H.K.D. REAL ESTATE, LLC OF RECORD IN DOCUMENT NO. 20070165838, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.) (Job Number: 24-133)

BEGINNING: At a point in the west right of way line of State Highway 16 and the east line of a Called 230.206 Acre Tract described in deed to H.K.D. Real Estate, LLC of record in Document No. 20070165838, Official Public Records, Bexar County, Texas for the northeast corner of This Tract, from which a point for the northeast corner of the Called 230.206 Acre Tract and the southeast corner of a Called 99.433 Acre Tract described in deed to RLCA, LLC of record in Document No. 20170254147, Official Public Records, Bexar County, Texas, bears N08°33'59"E, a distance of 1127.27 feet;

THENCE: S 08°33'59" W, 1652.00 feet, with the west right of way line of S.H. 16, the east line of the Called 230.206 Acre Tract and This Tract to a point for the southeast corner of This Tract, from which a point for a point for the southeast corner of the Called 230.206 Acre Tract and the northeast corner of a Called 11.15 Acre Tract described in deed to Jarco Holdings, LP of record in Document No. 20210306042, Official Public Records, Bexar County, Texas, bears S08°33'59"W, a distance of 218.34 feet and S15°13'20"W, a distance of 632.09 feet;

THENCE: Departing the west right of way line of S.H. 16, across the Called 230.206 Acre Tract and with the south, west, and north lines of This Tract, the following calls and distances:

N 81°26'01"W, 300.00 feet to a point for the southwest corner of This Tract;

N 08°33'59" E, 1652.00 feet to a point for the northwest corner of This Tract;

S 81°26'01" E, 300.00 feet to the POINT OF BEGINNING and containing 11.38 acres of land in Bexar County, Texas.

This document was prepared under 22 TAC §663.21, 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.

Marion Ruth Bolton

Marion Ruth Bolton
Registered Professional Land Surveyor No. 4727
Corrected Annotation of Acreage 5-1-25

