

Z-2024-10700066 S CD

County: Bexar
AVO: 57126.001

LEGAL DESCRIPTION
5.009 ACRES

Being a 5.009 acre (218,179 sq. ft.) parcel of land situated in the Manuel Tejada Survey, Abstract No. 741, and being a portion of Lot 8, N.C.B. 13663, as shown on the Amending Plat for Villa Rose Subdivision, a subdivision to the City of San Antonio, Bexar County, Texas, recorded under Volume 9523, Page 213-214 of the Map Records of Bexar County, Texas (M.R.B.C.T.), and being a portion of a tract of land described to Santa Rosa Medical Center, in a Warranty Deed recorded on October 8, 1968 under Volume 6041, Page 33 of the Official Records of Bexar County, Texas (O.R.B.C.T.); said 5.009 acre parcel being more particularly described as follows:

COMMENCING, at a ½ inch iron rod found on the existing northwest right of way (ROW) line of Medical Drive (86' width ROW) for the east corner of said Lot 8 and said Santa Rosa Medical Center tract, and the southwest corner of Lot 22, N.C.B. 13663 as shown on the Warm Springs Subdivision plat, recorded under Volume 9517, Page 71, M.R.B.C.T., and of a tract of land described to San Antonio Medical Foundation, recorded under Volume 4703, Page 249, O.P.R.B.C.T.;

THENCE, North 28° 39' 29" West, along the common line of said Lot 8 and said Santa Rosa Medical Center tract and of said Lot 22 and said San Antonio Medical Foundation tract, passing at a distance of 1,132.79 feet a ½ inch iron rod found for the westernmost corner of said Lot 22 and said San Antonio Medical Foundation tract and the south corner of a called 134.410 acre tract of land described to San Antonio Medical Foundation under Volume 5417, Page 471, O.P.R.B.C.T., continuing for an overall distance of 1,148.27 feet to a ½ inch iron rod with yellow plastic cap stamped "HALFF" set for the east corner of the herein described parcel and being the **POINT OF BEGINNING**, having surface coordinates displayed in U.S. survey feet of N=13,734,627.39, E=2,099,557.45;

THENCE, leaving said common line, crossing said Lot 8 and said Santa Rosa Medical Center tract, the following four courses:

- 1) South 61° 39' 14" West, a distance of 265.06 feet, to a ½ inch iron rod with yellow plastic cap stamped "HALFF" set for the southeast corner of the herein described parcel;
- 2) North 74° 12' 09" West, a distance of 109.86 feet, to a ½ inch iron rod with yellow plastic cap stamped "HALFF" set for a corner of the herein described parcel;
- 3) South 61° 39' 14" West, a distance of 64.62 feet, to a ½ inch iron rod with yellow plastic cap stamped "HALFF" set for the southwest corner of the herein described parcel;

- 4) North 29° 01' 51" West, a distance of 178.41 feet, to a ½ inch iron rod with yellow plastic cap stamped "HALFF" set for and angle corner of said Santa Rosa Medical Center tract, the east corner of a 4.637 acre tract of land described to Santa Rosa Diversified Health Services, Inc. recorded under Volume 4483, Page 294, O.P.R.B.C.T. and a corner of the herein described parcel;
- 5) **THENCE**, North 29° 19' 20" West, along a west line of said Santa Rosa Medical Center tract and the east line of said 4.637 acre tract, a distance of 296.39 feet, to a ½ inch iron rod with yellow plastic cap stamped "HALFF" set on the northwest line of said Lot 8 and said Santa Rosa Medical Center tract and a southerly line of said 134.410 acre tract, for the west corner of the herein described parcel;
- 6) **THENCE**, North 61° 31' 13" East (North 62° 07' 52" East – deed call), along the northwest line of said Lot 8 and said Santa Rosa Medical Center tract a distance of 412.69 feet to a ½ inch iron rod found for the north corner of said Lot 8 and said Santa Rosa Medical Center tract, an angle corner of said 134.410 acre tract and the north corner of the herein described parcel;
- 7) **THENCE**, South 28° 39' 29" East, along the northeast line of said Lot 8 and said Santa Rosa Medical Center tract and a west line of said 134.410 acre tract, at a distance of 469.63 feet pass a mag nail found online, continuing for a total distance of 552.23 feet to the **POINT OF BEGINNING** and containing 5.009 acres (218,179 sq. ft.) of land;

Notes:

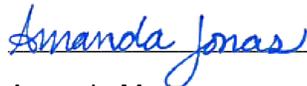
Basis of Bearing is Grid North. All bearings and distances are referenced to the Texas Coordinate System of 1983, Texas State Plane South Central Zone (4204), NAD 83 (2011 adj., EPOCH 2010.0). All distances and coordinates are surface values and may be converted to grid by dividing by a surface adjustment factor of 1.00017.

All measurements are U.S. Survey Feet.

Date of Survey: April 19, 2024.

A parcel plat of even date was prepared in conjunction with this property description.

I do hereby certify that this survey shows the results of an on the ground survey made under my supervision.



Amanda M. Jonas

Registered Professional Land Surveyor

Texas No. 7010

T.B.P.E.L.S. Surveying Firm No. 10194444

