



A DESCRIPTION OF 2.709 ACRES, MORE OR LESS, LOCATED IN THE N. MONTOYA SURVEY, SECTION NO. 21, ABSTRACT NO. 469, NEW CITY BLOCK (N.C.B.) 16198, IN BEXAR COUNTY, TEXAS, BEING PART OF LOT 2, BLOCK 2, QT 4051 ADDITION, AS SHOWN ON THE PLAT RECORDED IN VOLUME/BOOK 9728, PAGE 119, PRBCT (PLAT RECORDS OF BEXAR COUNTY, TEXAS); SAID 2.709 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the south right-of-way line of US Highway 87 (variable right-of-way width), for the northwest corner of said Lot 2, for a northerly east corner of that tract called 30.415 acres as described in a deed to the City of San Antonio recorded in Volume 7623, Page 885, OPRBCT (Official Public Records of Bexar County, Texas, and for the northwest corner of this description:

N: 13692649.44

E: 2164916.73

THENCE, leaving said 30.415 acre City of San Antonio tract, and along the south right-of-way line of US Highway 87, the northerly north line of said Lot 2, and the northerly north line of this tract, the following three (3) courses and distances:

1. **S86°10'18"E**, a distance of **38.99** feet, (S86°10'11"E) feet to a concrete monument found for an angle point in the north line of said Lot 2, and for an angle point in the north line of this description;
2. **N85°21'53"E**, a distance of **308.77** feet, (N85°22'00"E) to a calculate point for an angle point in the north line of said Lot 2, and for an angle point in the north line of this description;
3. **N87°41'09"E**, a distance of **4.62** feet, (N87°41'16"E) to a 1/2" capped iron rod stamped "MATKIN HOOVER ENG & SURVEY" found in the south right-of-way line of US Highway 87, for the northeast corner of said Lot 2, for the northwest corner of Lot 1, Block 2 of said QT 4051 Addition, and for the northeast corner of this description;

THENCE, leaving the south right-of-way line of US Highway 87, and along the northerly east line of said Lot 2, the west line of said Lot 1, and the east line of this tract, the following three (3) courses and distances:

1. **S0°28'00"E**, a distance of **91.33** feet, (S0°27'53"E) to a 1/2" capped iron rod stamped "MATKIN HOOVER ENG & SURVEY" found for an easterly exterior corner and angle point in the northerly east line of said Lot 2, and for an easterly exterior corner and angle point in the east line of this description;
2. **S89°32'00"W**, a distance of **20.50** feet, (S89°32'17"W) to a calculated point for an easterly interior corner and angle point in the northerly east line of said Lot 2, and for an easterly interior corner and angle point in the east line of this description;
3. **S0°28'00"E**, a distance of **203.84** feet, (S0°27'53"E) to a 1/2" capped iron rod stamped "MATKIN HOOVER ENG & SURVEY" found for an easterly interior corner of said Lot 2, for the southwest corner of said Lot 1, and for an easterly interior corner of this description;

THENCE, leaving the easterly interior corner of this tract, and along the southerly north line of said Lot 2, the south line of said Lot 1, and the southerly north line of this tract, **N89°32'00"E**, a distance of **21.01** feet, (N89°32'07"E) to a calculated point in the southerly north line of said Lot 2, being also the south line of said Lot 1, and for an easterly exterior corner of this description;

THENCE, leaving said Lot 1, severing said Lot 2, and along the common line of this tract, the following two (2) courses and distances:

1. **S0°28'00"E**, a distance of **61.25** feet to a calculated point for the southeast corner of this description;
2. **N86°26'38"W**, a distance of **385.01** feet to a calculated point in the west line of said Lot 2, being also the northerly east line of the previously mentioned 30.415 acre City of San Antonio tract, and for the southwest corner of this description;

THENCE, leaving the southwest corner of this tract, and along the west line of said Lot 2, the northerly east line of said 30.415 acre City of San Antonio tract, and the west line of this tract, the following two (2) courses and distances:

1. **N3°33'22"E**, a distance of **111.50** feet, (**N3°33'29"E**) to a 1/2" iron rod found for an angle point in the west line of said Lot 2, and for an angle point in the west line of this description;
2. **N6°30'10"E**, a distance of **199.99** feet, (**N6°30'17"E**) to the **POINT OF BEGINNING** hereof, and containing 2.709 acres, more or less.

Surveyed on the ground June 1, 2023. Bearing Basis: Texas Coordinate System (NAD83), Geoid 2018, Central Zone, based on GPS solutions from SmartNet. Coordinates are grid; However, distances and areas shown hereon are reported at surface values based on surface adjustment factor of 1.0001699999.

Attachments: drawing 23002409.

 **10/23/2023**

BILLY A. PATTERSON, R.P.L.S. NO. 6030
FIRM NO. 10193726

