

STATE OF TEXAS
COUNTY OF BEXAR

21.337 ACRES
ROLAND ROAD

DESCRIPTION OF A 21.366 ACRE TRACT OF LAND OUT OF THE MARIA G. DE ALANIZ SURVEY NO. 20, ABSTRACT 22, NEW CITY BLOCK 10835, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING 7.675 ACRES OUT OF THAT CERTAIN 12.630-ACRE TRACT 1; ALL 7.096 ACRES OF THAT CERTAIN TRACT 2; AND 6.595 ACRES OUT OF THAT CERTAIN TRACT 3, ALL DESCRIBED IN A WARRANTY DEED TO CASMOR INVESTMENTS RECORDED MARCH 9, 2022 IN DOCUMENT NO. 20220059716 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the southwest right-of-way line of Roland Road for the northeast corner of said 7.096-acre tract, same being the southeast corner of that certain 7.8-acre tract of land conveyed to Clay Jackson, Inc. by deed recorded in Volume 9382, Page 2474 of the Official Public Records of Bexar County, Texas, from which a ½" iron rod found for the northeast corner of said 7.8-acre tract bears N 28°25'52" W, a distance of 415.38 feet;

THENCE, S 28°14'45" E, with the southwest right-of-way line of Roland Road, a distance of **292.16 feet** to a ½" iron rod found for the southeast corner of said 7.096-acre tract, same being the northeast corner of said 12.630-acre tract, and an angle point in the east line of this herein described tract;

THENCE, S 28°38'49" E, continuing with the southwest right-of-way line Roland Road, same being the east line of said 12.630-acre tract, a distance of **334.18 feet** to the southeast corner of this herein described tract, from which the southeast corner of said 12.630-acre tract bears S 28°38'49" E, a distance of 227.39 feet;

THENCE, leaving the southwest right-of-way line of Roland Road, over and across said 12.630-acre tract with the south line of this herein described tract, the following nine (9) courses and distances:

1. **S 67°29'30" W**, a distance of **99.31 feet** to an angle point;
2. **S 83°23'19" W**, a distance of **93.96 feet** to an angle point;
3. **N 80°26'32" W**, a distance of **22.02 feet** to an angle point;
4. **S 39°32'52" W**, a distance of **64.69 feet** to an angle point;
5. **N 55°33'54" W**, a distance of **33.30 feet** to an angle point;

6. **S 65°36'43" W**, a distance of **49.17 feet** to an angle point;
7. **S 74°34'47" W**, a distance of **90.12 feet** to an angle point;
8. **S 60°49'40" W**, a distance of **172.09 feet** to an angle point;
9. **S 73°16'26" W**, a distance of **206.25 feet** to an angle point;

THENCE, S 87°31'21" W, continuing over and across said 12.630-acre tract, passing at a distance of 14.92 feet the west line of said 12.630-acre tract, same being the east line of said 10.031-acre tract, and continuing for a total distance of **172.98 feet** to an angle point in the south line of this herein described tract;

THENCE, S 71°53'38" W, continuing over and across said 10.031-acre tract, a distance of **366.16 feet** to the southwest corner of this herein described tract, lying on the east bank of Salado Creek, same being the west line of said 10.031-acre tract;

THENCE, with the east bank of Salado Creek, and the west line of said 10.031-acre tract, with a portion of the west line of this herein described tract, the following four (4) courses and distances:

1. **N 17°25'18" W**, a distance of **78.90 feet** to an angle point;
2. **N 09°48'34" W**, a distance of **188.15 feet** to an angle point;
3. **N 04°10'50" W**, a distance of **224.02 feet** to an angle point;
4. **N 20°40'55" W**, a distance of **142.22 feet** to the northwest corner of said 10.031-acre tract, same being the southwest corner of said 7.096-acre tract, and an angle point in the west line of this herein described tract;

THENCE, N 15°05'42" E, continuing with the east bank of Salado Creek, same being the west line of said 7.096-acre tract, a distance of **318.25 feet** to a ½" iron rod found for the northwest corner of said 7.096-acre tract and this herein described tract;

THENCE, with the north line of said 7.096-acre tract, for the north line of this herein described tract, the following three (3) courses and distances:

1. **N 89°27'46" E**, a distance of **476.29 feet** to an angle point;
2. **S 89°06'20" E**, a distance of **32.78 feet** to an angle point;
3. **N 89°10'46" E**, a distance of **507.65 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 21.366 acres (930,723 square feet) of land, more or less, within these metes and bounds.

I hereby certify that this survey was performed upon the ground July 10, 2024,
under my direct supervision and is true and correct to the best of my knowledge.



Caesar A. Garcia
Registered Professional Land Surveyor No. 5904

