

COUNTY OF BEXAR
STATE OF TEXAS

5.1948 ACRE TRACT
226,287 SQ. FT.

PROJ. 33213.00
Dec. 2, 2021

FIELD NOTE DESCRIPTION a 5.1948 acre tract situated in the Jose Maria Cadena Survey No. 267, Abstract No. 182, New City Block 14867, County Block 4536, City of San Antonio, Bexar County, Texas, being out of Tracts 1 and 2 as described in Volume 18091, Page 2119, Bexar County Official Public Records, which includes Lots 1 and 2, Simmang Subdivision recorded in Volume 7900, Page 217, Bexar County Deed and Plot Records; in all, said 5.1948 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found on the south line of FM 1560, aka Hausman Road, a variable width state highway (90-foot minimum), for the northwest corner of Lot 1, Block 10, NCB 17616, Hausman Multi-Family, recorded in Volume 9684, Page 211, said Deed and Plat Records, coincident with the northeast corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, with the common west line of said Lot 1, Block 10 and east line of the herein described tract of land, S 00° 34' 03" E, 745.95 feet to a ½" iron rod found with red "Overby-Descamps" cap on the north line of Lot 24, Block 4, The Enclave at Hausman Subdivision Unit 1, recorded in Volume 9570, Page 170, said Deed and Plat Records, for the common southwest corner of said Lot 1, Block 10 and southeast corner of the herein described tract of land;

THENCE, along the north line of said Lot 24, coincident with the south line of the herein described tract of land, S 89° 26' 00" W, pass at 139.84 feet a ½" iron rod found with yellow "DRE" cap for the common northwest corner of said Lot 24 and a northeast corner of Lot 21, Block 4, The Enclave at Hausman Subdivision Unit 1, and continuing in all a total distance of 424.86 feet to a ½" iron rod found with yellow cap for an interior corner of said Lot 21, coincident with the southwest corner of the herein described tract of land;

THENCE, with the common east line of The Enclave at Hausman Subdivision Unit 1 and west line of the herein described tract of land, N 00° 33' 36" W, passing at 76.18 feet a ½" iron rod found with yellow "DRE" cap for the common southeast corner of Lot 20, Block 4, The Enclave at Hausman Subdivision Unit 1, and a northeast corner of said Lot 21, and continuing in all a total distance of 472.47 feet to a point for the west corner of the herein described tract of land;

THENCE, across Tracts 1 and 2, the following courses:

N 89° 14' 02" E, 394.80 feet,

N 0° 33' 41" W, 80.12 feet,

N 89° 26' 00" E, 214.36 feet, and

N 0° 34' 03" W, 192.63 feet to the south line of said FM 1560 for the northwest corner of the herein described tract of land;

THENCE, with the south right-of-way line of said FM 1560, N 89° 14' 02" E, 30.00 feet to the **POINT OF BEGINNING**.

Westwood

Containing in all, 226,287 square feet of land or 5.1948 acres. Bearings based on deed recorded in Volume 12479, Page 170, Bexar County Official Public Records, and referenced to the Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 Adjustment). This field note description was prepared in conjunction with a zoning exhibit for Project No. 33213.00 of the same date, December 2, 2021 by Westwood Professional Services.

