

A METES AND BOUNDS
DESCRIPTION OF A
2.500 ACRE TRACT OF LAND

Z-2022-10700058

BEING a 2.500 acre (108,910 square feet) tract of land situated in the New City Block 1453, Bexar County, Texas; and being all of Lots 1 through 11, Block 24, NCB 1453, and a portion of Lot 31, Block 23, NCB 1453 of Springview, Unit-2, plat of which is recorded in Volume 9549, Page 102-104 of the Deed and Plat Records of Bexar County; and being more particularly described as follows:

BEGINNING at a 1/2" iron rod (with plastic cap stamped "PCI") found marking the southern-most southwest corner of said Lot 1 on the northeasterly right-of-way line of Hedges Street (55.6 feet wide public right-of-way)

THENCE, in a northwesterly direction along a tangent cutback curve to the right, having a radius of 10.00 feet, a chord of North 38°02'28" West, 12.28 feet, a central angle of 75°45'53", and an arc length of 13.22 feet to a 1/2" inch iron rod (with plastic cap stamped "KHA") set marking the western-most southwest corner of said Lot 1 on the easterly right-of-way line of Grimes Street (55 feet wide public right-of-way);

THENCE, North 00°09'31" West, 69.66 feet along the westerly boundary line of said Lot 1 and the easterly right-of-way line of said Grimes Street to a point marking the northwest corner of said Lot 1 and the northwest corner of the herein described tract;

THENCE, North 89°42'29" East, 692.38 feet departing the easterly right-of-way line of Grimes Street, along the northerly boundary of said Lot 1, crossing aforesaid Lot 31 to a point on the easterly boundary of said Lot 31, and the westerly right-of-way of South Rio Grande Street (70 feet wide public right-of-way), and marking the northeast corner of the herein described tract;

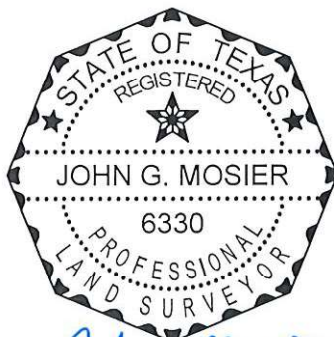
THENCE, South 00°09'31" East, along the westerly right-of-way line of said South Rio Grande Street; at a distance of 32.32 feet 146.01 feet passing a 1/2 inch iron rod (with plastic cap stamped "CEC") found marking the northeast corner of aforesaid Lot 11; continuing for a total distance of 146.01 feet to a 1/2" inch iron rod (with plastic cap stamped "KHA") set marking the eastern-most southeast corner of said Lot 11;

THENCE, in a southwesterly direction along a tangent cutback curve to the right, having a radius of 10.00 feet, a chord of South 37°06'44" West, 12.11 feet, a central angle of 74°32'31", and an arc length of 13.01 feet to a Mag Nail (with shiner stamped "CEC") found marking the southern-most southeast corner of said Lot 11, on the northwesterly right-of-way line of aforesaid Hedges Street;

THENCE, along the southerly boundaries of aforesaid Lots 1 through 11, Block 24 and the northerly right-of-way line of said Hedges Street the following three (3) courses and distances:

1. in a southwesterly direction along a reverse tangent curve to the left, having a radius of 140.00 feet, a chord South 51°27'02" West, 109.10 feet, a central angle of 45°51'56", and an arc length of 112.07 feet to a "X" cut found in concrete;
2. in a southwesterly direction along a reverse tangent curve to the right, having a radius of 10.00 feet, a chord South 66°17'50" West, 12.25 feet, a central angle of 75°33'32", and an arc length of 13.19 feet to a "X" cut in concrete found marking the south corner of the herein described tract;
3. North 75°55'24" West, 599.15 feet to the **POINT OF BEGINNING** and containing 2.500 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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3-8-22

**EXHIBIT OF A
2.500 ACRE TRACT OF LAND
NCB 1453, CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS**

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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