

Z2022-10700212

**METES AND BOUNDS DESCRIPTION
FOR**

A 10.334 acre, or 450,147 square feet more or less, tract of land, being out of the remainder portion of a 16.453 acre tract, conveyed to Legacy Striker MV LTD. in Deed recorded in Volume 17228, Pages 1518-1530 of the Official Public Records of Bexar County, Texas, out of the J.W. McCamley Survey No. 70, Abstract 470, County Block 4329, now in New City Block (N.C.B.) 15329, in the City of San Antonio, Bexar County, Texas. Said 10.334-acre tract being more fully described as follows, with bearings based on the Texas Coordinate system as established from the North American Datum of 1983 NAD 83 (NA2011) Epoch 2010.00 for the South Central Zone:

BEGINNING: At a found ½" iron rod with a yellow cap marked "Pape Dawson", the south right-of-way line of Vista West Drive, variable width right-of-way dedicated in the Westlakes Subdivision Unit 15 recorded in Volume 9534, Page 160 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of said 16.453 acre tract and the northwest corner of Lot 2, Block 7, Westlakes Subdivision Unit 15, recorded in Volume 9534, Page 160 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 23°31'32" E, with the west line of said Lot 2 and the east line of said 16.453 acre tract, a distance of 14.10 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the west line of said Lot 2 and the east line of said 16.453 acre tract;

THENCE: S 22°11'06" W, continuing with the west line of said Lot 2 and the east line of said 16.453 acre tract, a distance of 548.43 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of Lot 9, Block 7 of the New Harmony Science Academy Subdivision recorded in Volume 9593, Page 56 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 69°08'43" W, departing the west line of said Lot 2 and the east line of said 16.453 acre tract, along and with the north line of said Lot 9, a distance of 792.86 feet to a found mag nail with a washer stamped "Pape-Dawson", the northwest corner of said Lot 9, the west line of said 16.453' acre tract and the east right-of-way line of Cable Ranch Road, a 60-foot right-of-way dedicated in the Westlakes Subdivision Unit 13 recorded in Volume 9536, Pages 182-183 of the Deed and Plat Records of Bexar County, Texas, a point of non-tangent curvature;

THENCE: Northeasterly, with the west line of said 16.453 acre tract and the east right-of-way line of said Cable Ranch Road, along a non-tangent curve to the right, said curve having a radial bearing of S 71°52'44" E, a radius of 9624.58 feet, a central angle of 00°03'44", a chord bearing and distance of N 18°09'08" E, 10.46 feet, for an arc length of 10.46 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", a point of non-tangency;

Page 1 of 2

JLM Monterrey Village
10.334 Acres
Job No.: 12866-00

THENCE: N 22°12'36" E, along and with the west line of said 16.453 acre tract and the east right-of-way line of said Cable Ranch Road, a distance of 551.46 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", the south end of the curve return at the intersection of the east right-of-way line of said Cable Ranch Road with the south right-of-way of said Vista West Drive;

THENCE: Northeasterly, with said curve return, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 89°59'25", a chord bearing and distance of N 67°12'19" E, 21.21 feet, for an arc length of 23.56 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the south right-of-way of said Vista West Drive;

THENCE: S 67°47'58" E, along and with the south right-of-way of said Vista West Drive, a distance of 768.04 feet to the POINT OF BEGINNING and containing 10.334 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12866-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 14, 2022
JOB NO. 12866-00
DOC. ID. N:\CIVIL\12866-00\Word\12866-00 FN.doc

