

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 0.406 of an acre, more or less, tract of land out of that 44.844 acre tract conveyed to VHS San Antonio Partners, LLC by deed recorded in Document No. 20210330785 of the Official Public Records of Bexar County, Texas, in the T. York Survey No. 201 ½, Abstract 285, in New City Block 17634 of the City of San Antonio, Bexar County, Texas. Said 0.406 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northeast corner of said 44.844 acre tract, at the north end of the cutback at the intersection of the south right-of-way line of Wiseman Road, a 120-foot public right-of-way dedicated in Volume 11255, Pages 1857-15863 of the Deed and Plat Records of Bexar County, Texas, with the west right-of-way line of F.M. Loop 1604, a 345-foot public right-of-way;

THENCE: N 87°20'34" W, along and with the south line of said 44.844 acre tract, the south right-of-way line of said Wiseman Road, a distance of 317.04 feet to a point, from which a found ½" iron rod at the northwest corner of said 44.844 acre tract, the northeast corner of a 1.769 acre tract conveyed to VHS San Antonio Partners, LLC by deed recorded in Document No. 20210330785 of the Official Public Records of Bexar County, Texas, bears N 87°20'34" W, a distance of 801.80 feet;

THENCE: S 02°39'26" W, departing the north line of said 44.844 acre tract, the south right-of-way line of said Wiseman Road, over and across said 44.844 acre tract, a distance of 90.00 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said 44.844 acre tract, the following bearings and distances:

S 02°39'26" W, a distance of 108.72 feet to a point;

S 69°56'56" W, a distance of 140.92 feet to a point;

N 02°39'26" E, a distance of 163.12 feet to a point;

0.406 Ac.
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THENCE: S 87°20'34" E, a distance of 130.00 feet to the POINT OF BEGINNING and containing 0.406 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12431-01 by Pape-Dawson Engineers, Inc.

This document was prepared under 22TAC138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE:
JOB NO. 12431-01
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