
A 11.03 ACRE TRACT

SURVEY OF A 11.03 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, N.C.B. 14667, OUT OF THE JOSE ALAMEDA SURVEY NO. 81, ABSTRACT NO. 26, COUNTY BLOCK 4107, BEXAR COUNTY, TEXAS, AND BEING OUT OF AN 11.257 ACRE TRACT DESCRIBED IN DEED TO PARKVIEW AT PRUE LLC OF RECORD IN DOCUMENT NO. 20220049325, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: NOTE: (BASIS OF BEARING IS TEXAS SOUTH CENTRAL ZONE, NAD83.) (Job Number: 22-187-06)

COMMENCING: At a called $\frac{1}{2}$ " iron rod in the southwest right of way line of Prue Road, for the northwest corner of Lot 1, Block 1, NCB 19105, Prue Bend Subdivision according to plat recorded in Volume 9565, Page 180, Deed and Plat Records, Bexar County, Texas, the northeast corner of a 0.5663 Acre Tract described in deed to County of Bexar of record in Volume 5310, Page 268, Official Public Records, Bexar County, Texas, and the POINT OF COMMENCING;

THENCE: Departing the southwest right of way line of Prue Road, with the west line of Lot 1 and the east line of the 0.5663 Acre Tract the following calls and distances:

S 66°05'55" W, 38.52 feet to a called $\frac{1}{2}$ " iron rod for an angle point;

S 14°30'02" E, 38.38 feet to a called $\frac{1}{2}$ " iron rod for the southeast corner of the 0.5663 Acre Tract and the northeast corner of the 11.257 Acre Tract, This Tract and the POINT OF BEGINNING;

THENCE: S 14°30'02" E, 1090.80 feet with the west line of Lot 1 and the east line of the 11.257 Acre Tract and This Tract to a point for the east corner of This Tract;

THENCE: S 07°57'19" W, 81.70 feet, departing the west line of Lot 1, across the 11.257 Acre Tract, with the east line of This Tract to a point for in the north line of Lot P-11, City of San Antonio, and the south line of the 11.257 Acre Tract, for the southeast corner of This Tract;

THENCE: S 87°55'03" W, 440.56 feet with the north line of Lot P-11 and the south line of the 11.257 Acre Tract and This Tract to a called $\frac{1}{2}$ " iron rod for the southeast corner of Lot 81, Block 1, Oak Bluff Subdivision Unit 1 of record in Volume 9522, Page 97, Deed and Plat Records, Bexar County, Texas, and the southwest corner of the 11.257 Acre Tract and This Tract;

THENCE: Departing the north line of Lot P-11, with the east line of Oak Bluff Subdivision Unit 1 and the west line of the 11.257 Acre Tract and This Tract the following calls and distances:

N 10°02'01" W, 407.98 feet to a called $\frac{1}{2}$ " iron rod for an angle point;

N 05°42'47" W, 199.01 feet to a called $\frac{1}{2}$ " iron rod for an angle point;

N 01°19'12" W, 290.59 feet to a called $\frac{1}{2}$ " iron rod for an angle point;

N 04°25'11" W, 188.64 feet to a called $\frac{1}{2}$ " iron rod for an angle point;

N 14°33'30" W, 268.52 feet to a called ½" iron rod at the beginning of a non-tangent curve to the left for the southwest corner of the 0.5663 Acre Tract and the northwest corner of the 11.257 Acre Tract and This Tract;

THENCE: Southeasterly with the southwest line of the 0.5663 Acre Tract and the northeast line of the 0.5663 Acre Tract and This Tract and the arc of a curve to the left having a radius of 800.00 feet, a delta angle of 29°11'20", an arc length of 407.55 feet, and a chord that bears S 62°38'31" E, 403.16 feet to the POINT OF BEGINNING and containing 11.03 acres of land in the City of San Antonio, Bexar County, Texas.

This document was prepared under 22 TAC §663.21, 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.

Marion Ruth Bolton
Registered Professional Land Surveyor No. 4727

11-4-2022

