

**METES AND BOUNDS DESCRIPTION
FOR A 6.72 ACRE TRACT OF LAND
LOT 6 – FOR ZONING**

A 6.72 acre tract of land, being part of Lot 5, Block 10, NCB 15001, Baptist University of the Americas, Unit 2, recorded in Volume 9572, Page 70 of the Deed Records of Bexar County, Texas. Said 6.72 acre tract being more fully described as follows:

BEGINNING at a ½" Iron rod with cap "Pape Dawson" found for the Southwest corner of said Lot 5, being an inner ell corner of Lot 3, Block 10, NCB 15001, New Middle School and Community Learning Center Subdivision, recorded in Volume 9564, Page 115 of the Deed Records of Bexar County;

THENCE with the West line of said Lot 5 and the East line of said Lot 3, North 00°21'28" West, a distance of 715.15 feet to a point for the Northwest corner of the herein described tract, from which a ½" iron rod found for the Northwest corner of said Lot 5 bears North 00°21'28" West, a distance of 513.95 feet;

THENCE into and across said Lot 5, the following four calls:

- 1.) North 89°42'00" East, a distance of 455.72 feet to a point;
- 2.) South 00°18'00" East, a distance of 575.15 feet to a point;
- 3.) South 89°42'00" West, a distance of 235.00 feet to a point;
- 4.) South 00°18'00" East, a distance of 140.00 feet to a point in the South line of said Lot 5 and the North line of said Lot 3, from which a ½" iron rod with cap "Cude" found for the Southeast corner of Lot 5 bears North 89°42'00" East, a distance of 1536.68 feet;

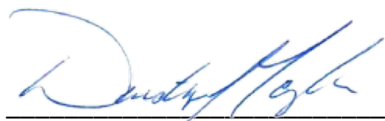
THENCE with the South line of Lot 5 and the North line of Lot 3, South 89°42'00" West, a distance of 220.00 feet to the POINT OF BEGINNING, containing 6.72 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Field work date: April 2022, Written March 14, 2023. Revised: April 14, 2023.

Reference survey of said 6.72 acre tract of land prepared this same date.

The purpose of this survey is for Zoning purposes only. This description should not be used for a land sale or transaction.



4/14/23

Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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47.001_7.00 Acres_Lot