

**METES AND BOUNDS DESCRIPTION  
FOR A 59.90 ACRE TRACT OF LAND**

A 59.90 acre tract of land, being the residue 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 59.90 acre tract being more fully described as follows:

BEGINNING at a ½" iron rod with cap "Cude" found in the West line of Ansley Blvd. for the Southeast corner of said Lot 5 and the Northeast 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, Texas;

THENCE with the South line of said Lot 5 and the North line of Said Lot 3, South 89°42'00" West, a distance of 1756.68 feet to a ½" iron rod with cap "Pape Dawson" found for the Southwest corner of said Lot 5 and an inner ell corner of said Lot 3,

THENCE with the West line of said Lot 5 and an East line of said Lot 3, North 00°21'28" West, a distance of 1229.10 feet to a ½" iron rod with cap "PLC RPLS 3929" found in the South line of Interstate Highway 35, for the Northwest corner of said Lot 5;

THENCE with the South line of Interstate Highway 35 and the North line of said Lot 5, along a non-tangent curve to the right, said curve having a radius of 2869.72 feet, a central angle of 14°10'55.92", a chord bearing and distance of North 52°04'22" East, 708.52 feet, for an arc distance of 710.33 feet to a ½" iron rod found for the Northwest corner of a called 0.2317 of an acre tract, Parcel No. 2, conveyed to the State of Texas, recorded in Document No. 20080126057 of the Official Public Records of Bexar County, Texas ;

THENCE into and across said Lot 5 with the South and West lines of said 0.2317 of an acre tract, the following two calls:

- 1.) South 25°15'32" East, a distance of 50.66 feet to a ½" iron rod found;
- 2.) North 64°39'46" East, a distance of 181.77 feet to a ½" iron rod found in the West line of Ansley Blvd. for the Southeast corner of said 0.2317 of an acre tract, lying in the East line of said Lot 5;

THENCE continuing along the West line of Ansley Blvd. and the East line of said Lot 5, the following 10 calls:

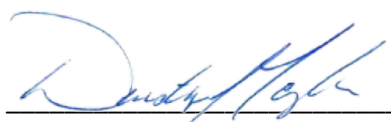
- 1.) Along a non-tangent curve to the left, said curve having a radius of 430.00 feet, a central angle of 22°53'30.84", a chord bearing and distance of South 44°05'14" East, 170.66 feet, for an arc distance of 171.80 feet to a point;
- 2.) South 25°20'32" East, a distance of 26.47 feet to a point;
- 3.) North 89°41'09" East, a distance of 27.57 feet to a point;
- 4.) Along a non-tangent curve to the left, said curve having a radius of 430.00 feet, a central angle of 28°42'44.64", a chord bearing and distance of South 75°57'50" East, 213.24 feet, for an arc distance of 215.48 feet to a point;
- 5.) North 89°40'48" East, a distance of 266.74 feet to a point;
- 6.) Along a non-tangent curve to the right, said curve having a radius of 365.00 feet, a central angle of 89°43'20.28", a chord bearing and distance of South 45°21'54" East, 514.94 feet, for an arc distance of 571.57 feet to a point;
- 7.) South 00°30'13" East, a distance of 882.55 feet to a point;
- 8.) Along a tangent curve to the left, said curve having a radius of 835.00 feet, a central angle of 3°26'23.28", a chord bearing and distance of South 02°13'24" East, 50.12 feet, for an arc distance of 50.13 feet to a point;

- 9.) South 03°56'36" East, a distance of 149.47 feet to a point;
- 10.) Along a non-tangent curve to the right, said curve having a radius of 765.00 feet, a central angle of 3°32'30.12", a chord bearing and distance of South 02°17'59" East, 47.28 feet, for an arc distance of 47.29 feet to the POINT OF BEGINNING, containing 59.90 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: 4/14/23.

Reference survey of said 59.90 acre tract of land prepared this same date.



4/14/23

Dorothy J. Taylor

Registered Professional Land Surveyor No.6295

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