



STATE OF TEXAS §
COUNTY OF BEXAR §

PARCEL 1

BEING A 7.304-ACRE PARCEL OF LAND OUT OF LOT P-2B, NEW CITY BLOCK 14615, M. COOPER SURVEYS NO. 343 AND 344, BEXAR COUNTY, TEXAS, A PORTION OF LOT I ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1363, PAGE 286 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LESS AND EXCEPT THE CALLED 0.978 ACRES DESCRIBED IN WARRANTY DEED TO SAMANTHA DELAINE AND MICHAEL G. BROWN, RECORDED IN VOLUME 5899, PAGE 1231 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the East Right-of-Way line of Kyle Seale Parkway (Variable Width Right-of-Way) for the Southwest corner of a called 4.591-acre parcel of land conveyed to Steven Kouri and Jodie Kouri by deed recorded in Volume 7018, Page 745 of the Official Public Records of Bexar County, Texas, same being the Northwest corner of Lot I and **POINT OF BEGINNING** of the herein described parcel, from which a ½" iron rod found for reference bears North 01 Degrees 28 Minutes 45 Seconds West (North 00 Degrees 30 Minutes 45 Seconds East, 230.00 feet per deed) a distance of 229.41 feet;

THENCE, NORTH 89 DEGREES 30 MINUTES 20 SECONDS EAST, leaving the East Right-of-Way line of Kyle Seale Parkway with the South line of said called 4.591-acre parcel and the North line of said Lot I, a distance of **407.87 feet** to a set ½" iron rod in the South line of said called 4.591-acre parcel and the North line of said Lot I, same being the Northeast corner of the herein described parcel;

THENCE, SOUTH 00 DEGREES 21 MINUTES 48 SECONDS EAST, leaving the South line of said called 4.591-acre parcel, a distance of **775.40 feet** to a set ½" iron rod in the South line of said Lot I and the North line of Lot 901, Block 22, The Arbors at River Mist, according to the map or plat thereof recorded in Volume 9577, Pages 101-102 of the Deed and Plat Records of Bexar County, Texas, same being the Southeast corner of the herein described parcel;

THENCE, SOUTH 89 DEGREES 28 MINUTES 33 SECONDS WEST, with the North line of said Lot 901 and the South line of said Lot I, a distance of **415.57 feet** to a fence post in the East Right-of-Way line of said Kyle Seale Parkway for the Northeast corner of said Lot 901, same being the Southwest of said Lot I and of the herein described parcel:

THENCE, with the East Right-of-Way line of said Kyle Seale Parkway and the West line of said Lot I, the following two (2) courses and distances;

- 1) **NORTH 00 DEGREES 33 MINUTES 45 SECONDS EAST** (NORTH 1 DEGREES 34 MINUTES EAST 465.4 feet per deed), a distance of **464.13 feet** to a fence post for an angle point in the west line of said Lot I;
- 2) **NORTH 00 DEGREES 19 MINUTES 32 SECONDS WEST** (NORTH 0 DEGREES 49 MINUTES EAST 311.6 feet per deed), a distance of **311.57 feet** to the **POINT OF BEGINNING** of the herein described parcel containing 318,173 square feet, or 7.304 acres of land.

PARCEL 2

BEING A 6.550-ACRE PARCEL OF LAND OUT OF LOT P-2B, NEW CITY BLOCK 14615, M. COOPER SURVEYS NO. 343 AND 344, BEXAR COUNTY, TEXAS, A PORTION OF LOT I ACCORDING TO THE MAP OR PLAT THEROF RECORDED, IN VOLUME 1363, PAGE 286 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LESS AND EXCEPT THE 0.978 ACRES DESCRIBED IN WARRANTY DEED TO SAMANTHA DELAINE AND MICHAEL G. BROWN, RECORDED IN VOLUME 5899, PAGE 1231 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS ALSO BEING LOT 1, BLOCK 1 OF IGO ESTATES RECORDED IN VOLUME 9529, PAGE 79 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" iron rod found in the East Right-of-Way line of Kyle Seale Parkway (Variable Width Right-of-Way) for the Southwest corner of a called 4.591-acre parcel of land conveyed to Steven Kouri and Jodie Kouri by deed recorded in Volume 7018, Page 745 of the Official Public Records of Bexar County, Texas, same being the Northwest corner of Lot I, from which a ½" iron rod found for reference bears North 01 Degrees 28 Minutes 45 Seconds West (North 00 Degrees 30 Minutes 45 Seconds East, 230.00 feet per deed) a distance of 229.41 feet;

THENCE, **NORTH 89 DEGREES 30 MINUTES 20 SECONDS EAST**, leaving the East Right-of-Way line of Kyle Seale Parkway with the South line of said called 4.591-acre parcel and the North line of Lot I, a distance of **407.87 feet** to a set ½" iron rod in the South line of said called 4.591-acre parcel and the North line of said Lot I, same being the Northwest corner and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, **NORTH 89 DEGREES 30 MINUTES 20 SECONDS EAST**, with the South line of said called 4.591-acre parcel and the North line of said Lot I, to the Southeast corner of said called 4.591-acre parcel, the West Right-of-Way of Woller Road (No Right-of-Way found at the time of survey), a distance of **421.06 feet** (421.14 record) to a found ½" iron rod, also being the Northeast corner of the herein described parcel;

THENCE, SOUTH 00 DEGREES 37 MINUTES 25 SECONDS EAST, with the West Right-of-Way of Woller Road and the West line of the herein described parcel, a distance of **622.00 feet** to the Northeast corner of Lot 1, Block 1, Igo Estates, recorded in Volume 9529, Page 79 of the Deed and Plat Records of Bexar County, Texas, also being the Eastern-most Southeast corner of the herein described parcel;

THENCE, SOUTH 89 DEGREES 51 MINUTES 54 SECONDS WEST (South 89 Degrees 38 Minutes 03 Seconds West, 275.00 feet per deed), with the North line of said called Lot 1, Block 1 of IGO Estates, and a South line of the herein described parcel, a distance of **273.73 feet** to a found ½" iron rod with cap (name illegible) for the Northwest corner of said Lot 1, also being a re-entrant corner of the herein described parcel;


THENCE, SOUTH 00 DEGREES 43 MINUTES 30 SECONDS EAST (South 00 Degrees 03 Minutes 00 Seconds East, 155.00 feet per deed), with the west line of said Lot 1 and a east line of the herein described parcel, a distance of **155.04 feet** to a found ½" iron rod with cap (name illegible) on the North line of Lot 901, Block 22, of said Arbors at River Mist Subdivision, also being the Southern-most Southeast corner of the herein described parcel;

THENCE, SOUTH 89 DEGREES 28 MINUTES 33 SECONDS WEST, with the North line of said Lot 901 and the South line of the herein described parcel, a distance of **150.40 feet** to a set ½" iron rod for the Southwest corner of the herein described parcel;

THENCE, NORTH 00 DEGREES 21 MINUTES 48 SECONDS WEST, leaving the North line of said Lot 901, a distance of **775.40 feet** to the **POINT OF BEGINNING** of the herein described parcel, containing 285,307 square feet, or 6.550 acres of land.

BASIS OF BEARINGS FOR THIS SURVEY WAS DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, GRS 1980, EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.


Saul V. Castillo
RPLS No. 6192
February 19, 2021
Job #210109481

