

**DESCRIPTION FOR
0.9025 ACRES OF LAND**
SITUATED IN THE
LOUI KNEIPP SURVEY NO. 11, ABSTRACT NO. 391
BEXAR COUNTY, TEXAS

BEING a 0.9025 acre tract of land situated in the Loui Kneipp Survey No. 11, Abstract No. 391, Bexar County, Texas and being out of Lot 99, Block 7, New City Block (N.C.B.) 17825 of WETMORE RUN I, a subdivision plat recorded in Volume 9620, Page 107, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.); said 0.9025 acre tract of land being described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod with orange cap found for an interior corner on the North line of said Lot 99, and the most Southerly corner of Lot 90, Block 7, N.C.B. 17825 of SEVEN OAKS SUBDIVISION UNIT 3-A, a vacating and resubdivision plat recorded in Volume 9200, Page 123, D.P.R.B.C.T.;

THENCE, North 75°44'13" East, along and with the common line of said Lot 90 and said Lot 99, a distance of 77.80 feet to a calculated point on the West right-of-way (R.O.W.) line of Bulverde Road (Variable width R.O.W. as shown in said WETMORE RUN I);

THENCE, South 14°15'47" East, along and with the East line of said Lot 99 and the West right-of-way line of said Bulverde Road, a distance of 96.55 feet to a calculated point, marking the most Easterly corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, South 14°15'47" East, along and with the East line of said Lot 99 and the West right-of-way line of said Bulverde Road, a distance of 391.45 feet to a calculated point for the common East corner of said Lot 17 and Lot 99, Block 13, N.C.B. 17831, of FREEWILL BAPTIST CHURCH, a subdivision plat recorded in Volume 9571, Page 109, D.P.R.B.C.T, marking the Southeast corner of the herein described tract;

THENCE, North 56°23'05" West, departing the West right-of-way line of said Bulverde Road, along and with the common line of said Lot 17 and said Lot 99, a distance of 211.23 feet to a calculated point, marking the Southwest corner of the herein described tract;

THENCE, departing said common line, over and across said Lot 99, the following four (4) bearings and distances:

1. North 33°37'55" East, a distance of 104.68 feet to a calculated point for corner;
2. North 56°22'05" West, a distance of 165.16 feet to a calculated point for corner;
3. North 33°37'55" East, a distance of 62.72 feet to a calculated point for corner;
4. North 75°44'13" East, a distance of 128.21 feet to the **POINT OF BEGINNING** and containing 0.9025 acre of land.

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet.
- 2) A zoning exhibit of even date was prepared in conjunction with this description.
- 3) This description is intended for zoning purposes.



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**DESCRIPTION FOR
1.289 ACRES OF LAND
SITUATED IN THE
LOUI KNEIPP SURVEY NO. 11, ABSTRACT NO. 391
BEXAR COUNTY, TEXAS**

BEING a 1.289 acre tract of land situated in the Loui Kneipp Survey No. 11, Abstract No. 391, Bexar County, Texas and being out of Lot 99, Block 7, New City Block (N.C.B.) 17825 of WETMORE RUN I, a subdivision plat recorded in Volume 9620, Page 107, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.); said 1.289 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with orange cap found for an interior corner on the North line of said Lot 99, and the most Southerly corner of Lot 90, Block 7, N.C.B. 17825 of SEVEN OAKS SUBDIVISION UNIT 3-A, a vacating and resubdivision plat recorded in Volume 9200, Page 123, D.P.R.B.C.T., marking an interior corner of the herein described tract;

THENCE, North 75°44'13" East, along and with the common line of said Lot 90 and said Lot 99, a distance of 77.80 feet to a calculated point on the West right-of-way (R.O.W.) line of Bulverde Road (Variable width R.O.W. as shown in said WETMORE RUN I), marking the Northeast corner of said Lot 99, and the herein described tract;

THENCE, South 14°15'47" East, along and with the East line of said Lot 99 and the West right-of-way line of said Bulverde Road, a distance of 96.55 feet to a calculated point, marking the Northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, South 14°15'47" East, continuing along and with the East line of said Lot 99 and the West right-of-way line of said Bulverde Road, a distance of 391.45 feet to a calculated point, marking the Southeast corner of said Lot 99 and the herein described tract;

THENCE, departing said common line, over and across said Lot 99, the following four (4) bearings and distances:

1. South 75°44'13" West, a distance of 128.21 feet to a calculated point for corner;
2. South 33°37'55" West, a distance of 62.72 feet to a calculated point for corner;
3. South 56°22'05" East, a distance of 165.16 feet to a calculated point for corner;
4. South 33°37'55" West, a distance of 104.68 feet to a calculated point lying on the Northeast line of Lot 17, Block 13, N.C.B. 17831, of FREEWILL BAPTIST CHURCH, a subdivision plat recorded in Volume 9571, Page 109, D.P.R.B.C.T. and the South line of said Lot 99, marking the most Southerly corner of the herein described tract;

THENCE, North 56°23'05" West, along and with said common line, a distance of 279.56 feet to a 1/2-inch iron rod found for the common South corner of Lot 14, Block 13, N.C.B. 17831, of SEVEN OAKS SUBDIVISION UNIT 3-B, a subdivision plat recorded in Volume 9520, Page 73, D.P.R.B.C.T. and said Lot 99, marking the most Westerly corner of the herein described tract;

THENCE, North 33°36'55" East, along and with the common line of said SEVEN OAKS SUBDIVISION UNIT 3-B, said SEVEN OAKS SUBDIVISION UNIT 3-A, and SEVEN OAKS SUBDIVISION UNIT 3, a subdivision plat recorded in Volume 8200, Page 173, D.P.R.B.C.T., and said Lot 99, a distance of 269.60 feet to a 1/2-inch iron rod found for the common West corner of said Lot 99, and said Lot 90, marking the Northwest corner of the herein described tract;

THENCE, South 56°23'05" East, along and with the common line of said Lot 90 and said Lot 99, a distance of 76.65 feet to the **POINT OF BEGINNING** and containing 1.289 acres of land.

Notes:

- 1) Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet.
- 2) A zoning exhibit of even date was prepared in conjunction with this description.
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