



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 5.522 acre tract of land comprised of the following tract described in deed to WE-Roosevelt, L.P.: a 0.998 acre tract recorded in Volume 18527, Page 1269, a 0.501 acre tract and a 0.546 acre tract both recorded in Volume 18527, Page 1262, a 0.499 acre tract recorded in Volume 18431, Page 2027, a 0.496 acre tract recorded in Volume 18449, Page 253 and a 1.998 acre tract recorded in Volume 13740, Page 1300 all of the Official Public Records of Real Property of Bexar County, Texas and the remaining portion of a 15 foot private road, out of the Domingo Bustillo Survey No. 31, Abstract 44, in New City Block 11156 of the City of San Antonio, Bexar County, Texas. Said 5.522 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found ½" iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of Lot 18, N.C.B. 11156, Espada North-Phase One Subdivision recorded in Volume 9607, Pages 85-86 of the Deed and Plat Records of Bexar County, Texas, at the northwest corner of Lot 901 of said Espada North-Phase One Subdivision and on the south line of a 24.145 acre tract described in deed to HEB Grocery Company, LP recorded in Volume 18360, Page 1438 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 89°45'25" W, with the north line of said Lot 18 and the south line of said 24.145 acre tract, a distance of 48.29 feet to a found ½" iron rod at the southwest corner of said 24.145 acre tract, at the southeast corner of said 0.998 acre tract and being the POINT OF BEGINNING of herein described tract;

THENCE: S 89°45'25" W, continuing with the north line of said Lot 18 and the south line of said 0.998 acre tract, a distance of 156.72 feet to a found ½" iron rod with a cap marked "SINCLAIR" at the northwest corner of said Lot 18, the southwest corner of said 0.988 acre tract, the southeast corner of said 0.501 acre tract and on the north line of the remaining portion of a 10.198 acre tract described in deed to WE-Roosevelt, L.P. recorded in Volume 12726, Page 964 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 89°30'42" W, with the north line of said 10.198 acre tract and the south line of 0.501 acre tract, a distance of 78.62 feet to a found ½" iron rod at the southwest corner of said 0.501 acre tract and the southeast corner of 0.499 acre tract;

- THENCE: S 89°55'12" W, continuing with the north line of said 10.198 and the south line of said 0.499 acre tract, the south line of said 0.496 acre tract and the south line of said 0.546 acre tract, a distance of 242.78 feet to a found ½" iron rod with a cap marked "SINCLAIR" at the southwest corner of said 0.546 acre tract and the southeast corner of a 2.50 acre tract described in deed to WE-Roosevelt, L.P. recorded in Volume 11894, Page 2242 of the Official Public Records of Real Properties of Bexar County, Texas;
- THENCE: N 00°04'55" W, departing the north line of said 10.198 acre tract, with the west line of said 0.546 acre tract and the east line of said 2.50 acre tract, a distance of 276.77 feet to a found ½" iron rod with a cap marked "SINCLAIR" at the northwest corner of said 0.546 acre tract, the northeast corner of said 2.50 acre tract and on the south line of said 15 foot private road;
- THENCE: S 89°42'42" W, with the south line of said 15 foot private road, the north line of said 2.50 acre tract and the north line of a called One-Half acre tract described in deed to WE-Roosevelt, L.P. recorded in Volume 12321, Page 829 of the Official Public Records of Real Properties of Bexar County, Texas, a distance of 464.94 feet to a point at said One-Half acre tract and the northeast corner of said 1.998 acre tract;
- THENCE: S 00°03'00" E, departing the south line of said 15 foot private road, with the west line of said One-Half acre tract and the east line of said 1.998 acre tract, a distance of 277.25 feet to a point at the southwest corner of said One-Half acre tract, the southeast corner of said 1.998 acre tract and the north line of the remaining portion of a 11.4 acre tract described in deed to WE-Roosevelt, L.P. recorded Volume 12321, Page 849, Volume 12321, Page 852, Volume 12321, Page 855, Volume 12321, Page 859, Volume 12321, Page 863, Volume 12321, Page 863, Volume 12321, Page 867, Volume 12321, Page 871, Volume 12321, Page 875 all of the Official Public Records of Real Properties of Bexar County, Texas;
- THENCE: S 89°39'08" W, with the south line of said 1.998 acre tract and the north line of said 11.4 acre tract, a distance of 313.62 feet to a point at the southwest corner of said 1.998 acre tract and the southeast corner of a called One acre tract described in deed to WE-Roosevelt, L.P. recorded in Volume 11832, Page 196 of the Official Public Records of Real Properties of Bexar County, Texas;
- THENCE: N 00°03'00" W, departing the north line of said 11.4 acre tract, with the west line of said 1.998 acre tract and the east line of said One acre tract, a distance of 277.58 feet to a point at the northwest corner of said 1.998 acre tract, the northeast corner of said One acre tract and on the south line of said 15 foot private road;

- THENCE: S 89°42'42" W, with the south line of said 15 foot private road and the north line of said One acre tract, a distance of 156.74 feet to a found ½" iron rod with a cap marked "SINCLAIR" at the northwest corner of said One acre tract and on the east line of the remaining portion of a 4.890 acre tract described in deed to WE-Roosevelt, L.P. recorded in Volume 13080, Page 71 of the Official Public Records of Real Properties of Bexar County, Texas;
- THENCE: N 00°16'15" W, with the east line of said 4.890 acre tract, a distance of 15.02 feet to a found ½" iron rod with a cap marked "PCI" at the northeast corner of said 4.890 acre tract, on the north line of said 15 foot private road and on the south line of the remaining portion of a 46.363 acre tract described in deed to WE-Roosevelt, L.P. recorded in Volume 11537, Page 1465 of the Official Public Records of Real Properties of Bexar County, Texas;
- THENCE: N 89°43'06" E, with the south line of said 46.363 acre tract and the north line of said 15 foot private road, a distance of 1412.33 feet to a point on the west line of said 24.145 acre tract;
- THENCE: S 00°18'19" E, with the west line of said 24.145 acre tract and the east line of said 0.998 acre tract, a distance of 292.35 feet to the POINT OF BEGINNING, and containing 5.522 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9104-16 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 14, 2017
JOB NO. 9104-16
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METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 0.142 of an acre tract of land being the remaining portion of a 3.50 acre tract described in Deed recorded in Volume 5513, Page 855 of the Deed Records of Bexar County, Texas, and also being the same property described in Affidavit of Use and Possession and Indemnity by WE-Roosevelt, LP, recorded in Volume 18527, Page 1255 of the Official Public Records of Bexar County, Texas, out of the Domingo Bustillo Survey 31, Abstract 44, in New City Block (N.C.B.) 11156 of the City of San Antonio, Bexar County, Texas. Said 0.142 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found 1" iron pipe at the southwest corner of a 3.36 acre tract described in deed to WE-Roosevelt, L.P. recorded in Volume 12295, Page 1936 of the Official Public Records of Real Property of Bexar County, Texas, on the east line of a 102.363 acre tract described in deed to Harlandale Independent School District recorded in Volume 5215, Page 314 of the Official Public Records of Real Property of Bexar County, Texas and on the west line of said 3.50 acre tract;

THENCE: N 89°32'48" E, departing the east line of said 102.363 acre tract, with the south line of said 3.36 acre tract, a distance of 205.50 feet to a found 1" iron pipe at the southeast corner of said 3.36 acre tract, on the east line on said 3.50 acre tract and on the west line of a 3.000 acre tract described in deed to WE-Roosevelt, L.P. recorded in Volume 11937, Page 1506 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 03°00'28" E, with the east line of said 3.50 acre tract and the west line of said 3.000 acre tract, a distance of 29.78 feet to a found ½" iron rod at the southeast corner of said 3.50 acre tract and on the north line of the remaining portion of a 46.363 acre tract described in deed to WE-Roosevelt, L.P. recorded in Volume 11537, Page 1465 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 89°24'55" W, with the south line of said 3.50 acre tract and the north line of said 46.363 acre tract, a distance of 206.13 feet to a found ¼" iron rod at the southwest corner of said 3.50 acre tract and the southeast corner of said 102.363 acre tract;

THENCE: N 01°46'54" W, with the west line of said 3.50 acre tract and the east line of said 102.363 acre tract, a distance of 30.23 feet to the POINT OF BEGINNING, and containing 0.142 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9104-16 by Pape-Dawson Engineers, Inc.

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PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: June 14, 2017

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