

LEGAL DESCRIPTION
For a 1.687 Acre Tract of Land

BEING A 1.687 ACRE TRACT OF LAND OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT NO. 574, NEW CITY BLOCK (NCB) 14862, BEXAR COUNTY, TEXAS, AND BEING OUT OF A 3.396 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED DATED NOVEMBER 10, 2020 TO MELLAD GROUP, LLC, RECORDED IN DOCUMENT NO. 20200273384, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.); SAID 1.687 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8" iron rod found (N=13,748,497.06, E=2,091,305.55) on the south right-of-way (ROW) line of Spring Time Drive, a variable width ROW, being the northeast corner of said 3.396 acre tract and the northwest corner of Lot 50, Block 29, NCB 16842, Babcock Place Subdivision Unit 25-B, a subdivision recorded in Volume 9100, Page 10, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.), for the northeast corner of the herein described tract;

THENCE, S. 09°12'09" E, leaving the south ROW line of Spring Time Drive, with the common line between said 3.396 acre tract and said Block 29, NCB 16842 of said Babcock Place Subdivision Unit 25-B, a distance of **404.07 feet** to a 5/8" iron rod found on the north line of Lot 4, Block 3, N.C.B. 14862, University Baptist Subdivision, a subdivision recorded in Volume 9620, Page 20 of said D.P.R.B.C.T., being the southeast corner of said 3.396 acre tract and the southwest corner of Lot 46, Block 29, N.C.B. 16842 of said Babcock Place Subdivision Unit 25-B, for the southeast corner of the herein described tract;

THENCE, S. 89°00'40" W., with the common line between said 3.396 acre tract and said Lot 4, Block 3, a distance of **212.02 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set for the southwest corner of the herein described tract;

THENCE, departing the north line of said Lot 4, Block 3, across said 3.396 acre tract, the following two (2) courses:

- 1) **N. 00°59'20" W.**, a distance of **236.94 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set for an angle point;
- 2) **N. 09°12'09" W.**, a distance of **152.36 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set on the south ROW line of Spring Time Drive and the north line of said 3.396 acre tract, for the northwest corner of the herein described tract;

THENCE, Easterly, with the south ROW line of Spring Time Drive and the north line of said 3.396 acre tract, the following two (2) courses:

- 1) **S. 89°54'46" E.**, a distance of **30.37 feet** to a 1/2" iron rod with orange plastic cap stamped "BAIN MEDINA BAIN INC. PROPERTY CORNER" set at the point of curvature of a curve to the left;

- 2) Along said curve to the left having a radius of **690.00 feet**, a central angle of **12°10'04"**, a chord which bears, **N. 84°00'17" E., 146.26 feet**, and an arc distance of **146.53 feet** to the **POINT OF BEGINNING** and containing 1.687 acres of land.

Bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83(2011).

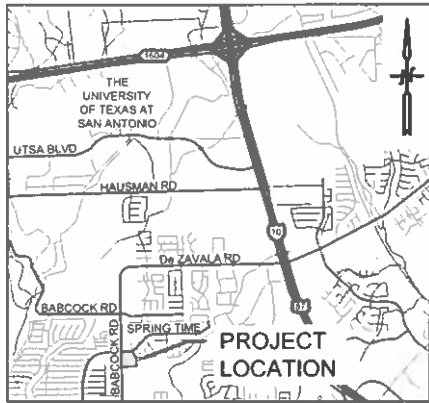
All distances are surface values using a scale factor of 1.00017.

This legal description is accompanied by a separate plat of even date.

Surveyed on the ground the 8th day of June, 2022.



Gregorio Lopez, Jr.
Gregorio Lopez, Jr., RPLS #5272



LOCATION MAP
N.T.S.

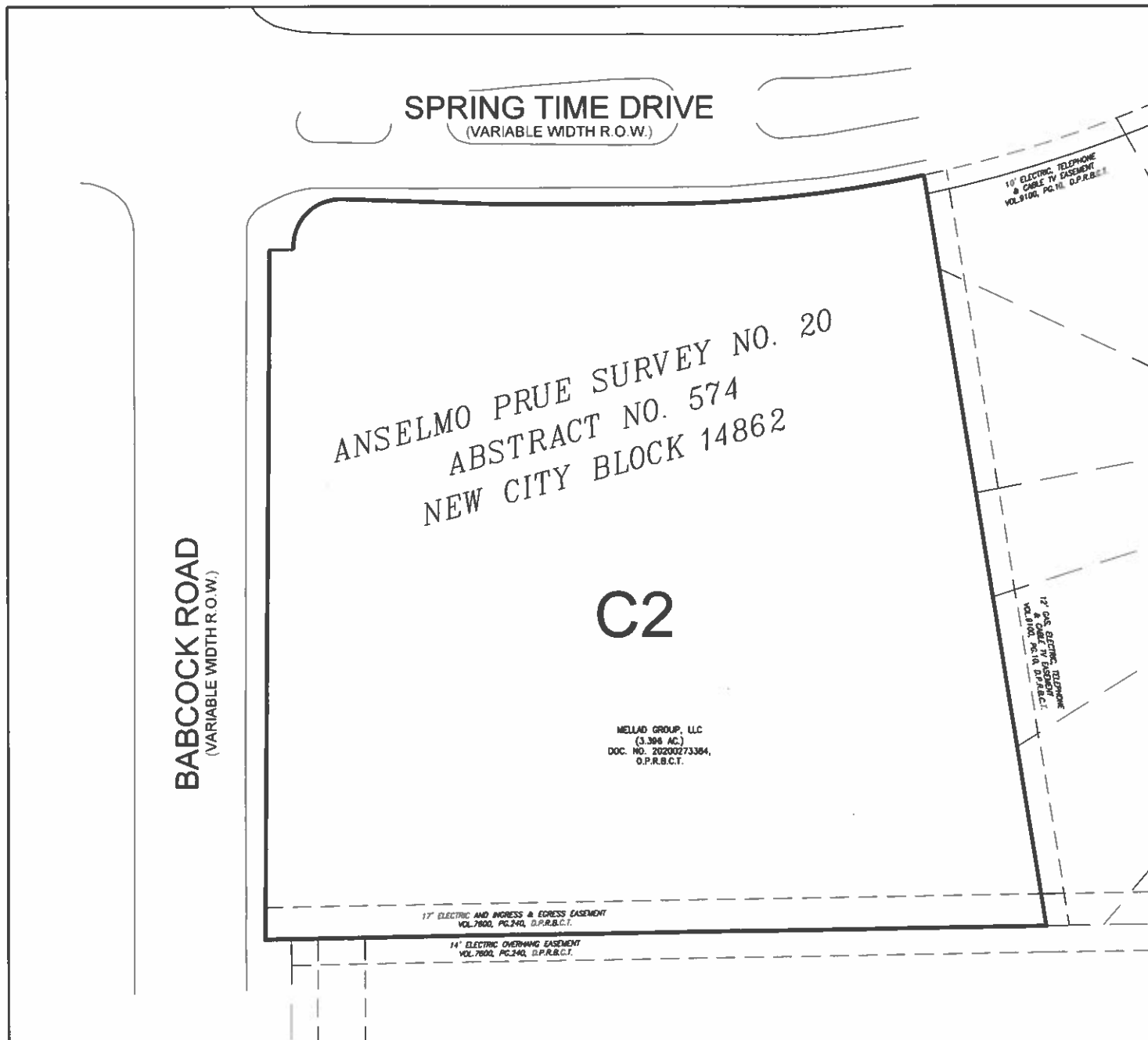
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	12°10'04"	690.00'	146.53'	N84°00'17"E	146.26'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S89° 54' 46"E	30.37'

LEGEND	
●	5/8" IRON ROD FOUND
○	1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "BAIN MEDINA BAIN PROPERTY CORNER" SET
D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
()	RECORD INFORMATION

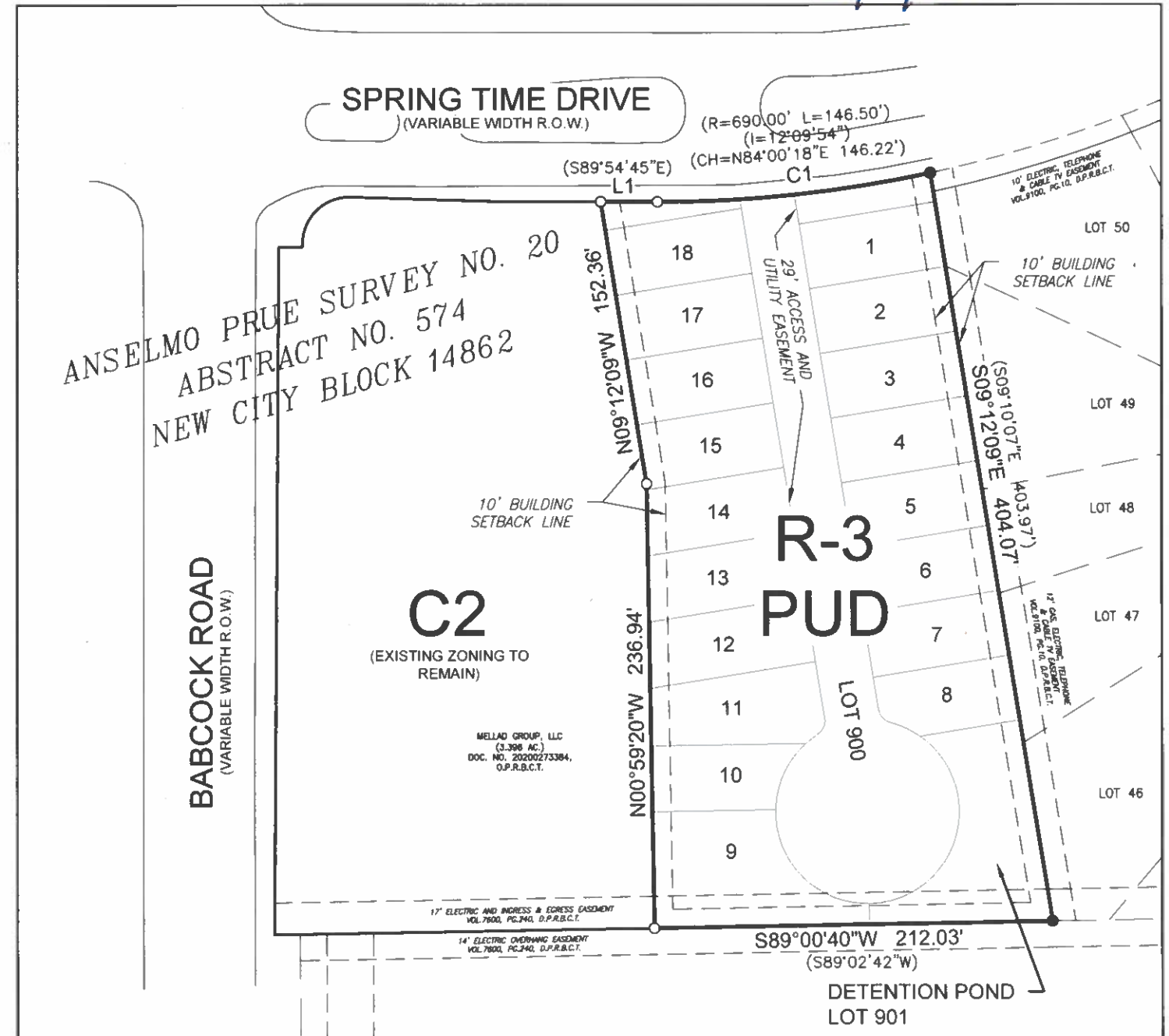


BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro Avenue
San Antonio, Texas 78216
210/494-7223
TBPELS Registration No. F-1712
TBPELS Registration No. 10020900



EXISTING SITE ZONING

SCALE: 1" = 80'



PROPOSED SITE ZONING

SCALE: 1" = 80'