

**A METES AND BOUNDS
DESCRIPTION OF A
5.813 ACRE TRACT OF LAND**

PA2022-11600050
Z2022-10700143 S ERZD

BEING a 5.813 acre (253,227 square feet) tract of land tract situated in New City Block 15671, City of San Antonio, Bexar County, Texas; being a portion of Lot 1, Block 4 of The Legacy Subdivision, plat of which recorded in Volume 9564, Page 150 of the Deed and Plat Records Bexar County; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "BPI" found marking the northeast corner of Lot 3, and the northwest corner of Lot 1, of said The Legacy Subdivision and the south corner of Lot 11, Block 4, N.C.B. 15671 of the Replat of The Legacy Subdivision, plat of which recorded in Volume 9675, Page 30 of the Deed and Plat Records of Bexar County;

THENCE, South 15°03'07" West, 398.77 feet along the southeasterly line of said Lot 3 and the northwesterly line of said Lot 1 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the southeasterly line of said Lot 3 and crossing said Lot 1, the following four (4) courses and distances;

1. South 70°06'37" East, 25.09 feet to the **POINT OF BEGINNING** of herein described tract;
2. North 15°03'07" East, 314.85 feet to a point for corner;
3. North 37°34'12" East, 139.68 feet to a point for corner;
4. North 60°07'09" East, 270.57 feet to a point for corner on the southwesterly right of way line of East Sonterra Boulevard (86 wide public street), from which a mag nail found marking the north corner of said Lot 1 bears: North 28°51'31" West, 3.17 feet, and North 37°18'55" West, 22.01 feet;

THENCE, along the southwesterly right of way line of said East Sonterra Boulevard, the following two (2) courses and distances;

1. South 28°51'31" East, 42.90 feet to a point of curvature;
2. in a southeasterly direction along a tangent curve to the left, having a radius of 1342.82 feet, a chord of South 35°01'19" East, 288.35 feet, a central angle of 12°19'38", and an arc length of 288.91 feet to a point for corner;

THENCE, departing the southwesterly right of way line of said East Sonterra Boulevard and crossing said Lot 1, the following three (3) courses and distances;

1. South 20°56'10" West, 459.28 feet to a point for corner;
2. North 70°19'08" West, 38.82 feet to a point for corner;
3. North 70°06'37" West, 411.62 feet to the **POINT OF BEGINNING** and containing 5.813 acres of land in Bexar County, Texas, as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet. This description was generated on 7/13/2022 at 7:02 AM, based on geometry in the drawing file K:\SNA_Survey\068709501-SANTIKOS LEGACY SUBD\DWG\EXHIBITS\PAD SITE 06 - 5.813ac.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.

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**EXHIBIT OF A
5.813 ACRE TRACT**
PORTION OF LOT 1, BLOCK 4, N.C.B. 15671
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	AEN	JGM	07/07/2022	068726005	1 OF 2

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**A METES AND BOUNDS
DESCRIPTION OF A
1.175 ACRE TRACT OF LAND**

BEING a 1.175 acre (51,190 square feet) tract of land situated in New City Block 15671, City of San Antonio, Bexar County, Texas; being a portion of Lot 3, Block 4 of The Legacy Subdivision, plat of which recorded in Volume 9564, Page 150 of the Deed and Plat Records of Bexar County; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "BPI" found marking the northeast corner of Lot 3, and the northwest corner of Lot 1, of said The Legacy Subdivision and the south corner of Lot 11, Block 4, N.C.B. 15671 of the Replat of The Legacy Subdivision, plat of which recorded in Volume 9675, Page 30 of the Deed and Plat Records of Bexar County;

THENCE, South 15°03'07" West, 398.77 feet along the southeasterly line of said Lot 3 and the northwesterly line of said Lot 1 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, departing the northwesterly line of said Lot 1 and crossing said Lot 3, the following six (6) courses and distances:

1. North 74°56'17" West, 25.00 feet to the **POINT OF BEGINNING** of herein described tract;
2. North 74°56'17" West, 139.69 feet to a point for corner from which a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southeast corner of Lot 12, Block 4, N.C.B. 15671 of the Replat Establishing Home2 Suites, plat of which recorded in Volume 9704, Page 34 of the Deed and Plat Records of Bexar County bears: North 74°56'17" West, 153.00 feet;
3. North 15°03'13" East, 373.77 feet to a point for corner;
4. South 74°56'22" East, 94.64 feet to a point for corner;
5. South 29°55'47" East, 63.65 feet to a point for corner;
6. South 15°03'07" West, 328.75 feet to the **POINT OF BEGINNING** and containing 1.175 acres of land in Bexar County, Texas, as shown in the document prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet. This description was generated on 7/12/2022 at 3:19 PM, based on geometry in the drawing file K:\SNA_Survey\068709501-SANTIKOS LEGACY SUBD\DWG\EXHIBITS\PAD SITE 05 - 1.175ac.dwg, in the office of Kimley-Horn and Associates in San Antonio, Texas.



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7-13-22

**EXHIBIT OF A
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PORTION OF LOT 3, BLOCK 4, N.C.B. 15671
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

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