

DESCRIPTION FOR
A 33.72 ACRE TRACT

A **33.72 acre** tract of land, in the New City Block (N.C.B.) 11166 out of the Juan Manuel Urriegas Survey No. 32 Abstract No. 769, City of San Antonio, Bexar County, Texas, and being a portion of that called 47.766 acre tract of land (Tract 2) as conveyed to Southstar Mission Del Lago Developer, LLC recorded in Volume 16721, Page 630 of the Official Public Records of Bexar County, Texas (O.P.R.), said 33.72 acre tract being more particularly described by metes and bounds in as follows:

BEGINNING at a ½" iron rod with cap stamped VICKREY (hereinafter referred to as FOUND VICKREY) found for the southeasterly end of a cutback line at the intersection of the southerly right-of-way line of Del Lago Parkway (a variable width R.O.W. as dedicated by Volume 9554, Page 111 in the Deed and Plat Records (D.P.R.) of Bexar County, Texas) with the westerly right-of-way line of U.S. Highway 281 (a 200' wide R.O.W.), for the most easterly northeasterly corner of said 47.766 acre tract and the tract described herein, and from which point a found TXDOT Type I monument bears N02°26'27" W, a distance of 9.02 feet;

THENCE: S 00°39'48" E, along and with the westerly right-of-way line of U.S. Highway 281 and the easterly line of said 47.766 acre tract, a distance of **2246.48 feet** to a ½" iron rod with cap stamped KFW SURVEYING set for the southeasterly corner of the tract described herein, and from which point a found TXDOT Type I monument bears S 00°39'48" E, a distance of 145.86 feet;

THENCE: S 89°21'26" W, into and across said 47.766 acre tract, passing at a distance of 249.84 feet a ½" iron rod with cap stamped AUSTIN SUR (hereinafter referred to as FOUND AUSTIN) found for the most easterly northeast corner of Lot 2, Block 51, N.C.B. 11166, MISSION DEL LAGO MULTIFAMILY, a plat of record in Volume 9649, Page 86 in the D.P.R., and continuing the same course along and with a northerly line of said Lot 2 for a total distance of **374.84 feet** to a FOUND AUSTIN for the beginning of a curve:

THENCE: along and with the northeasterly lines of said Lot 2 and the southwesterly lines of said 47.766 acre tract, the following five (5) courses:

1. With a curve to the **right** having an arc of **353.43 feet**, a radius of **225.00 feet**, a delta of **90°00'00"**, and a chord bears **N 45°38'34" W**, a chord distance of **318.20 feet** to a FOUND AUSTIN;
2. **N 00°38'34" W**, a distance of **196.62 feet** to a FOUND AUSTIN for the beginning of a curve;
3. With a curve to the **right** having an arc of **6.41 feet**, a radius of **17.00 feet**, a delta of **21°35'35"**, and a chord bears **N 10°09'13" E**, a chord distance of **6.37 feet** to a calculated point from which a FOUND AUSTIN bears **S 18°33'59" W**, a distance of 3.33 feet;
4. **N 20°57'01" E**, a distance of **96.77 feet** to a set ½" iron rod with cap stamped KFW SURVEYING (hereinafter referred to as SET KFW);
5. **N 69°02'59" W**, a distance of **348.00 feet** to a SET KFW in the easterly right-of-way line of Clubhouse Boulevard (a 70' wide R.O.W. as dedicated by Volume 9571, Pages 153-155 in the D.P.R.);

THENCE: along and with the easterly right-of-way lines of Clubhouse Boulevard and the westerly lines of said 47.766 acre tract, the following three (3) courses:

1. **N 20°59'48" E**, a distance of **400.15 feet** to a ½" iron rod for the beginning of a curve;
2. With a curve to the **left** having an arc of **155.92 feet**, a radius of **434.91 feet**, a delta of **20°32'30"**, and a chord bears **N 10°42'39" E**, a chord distance of **155.09 feet** to a found ½" iron rod;
3. **N 00°26'33" E**, a distance of **846.75 feet** to a SET KFW for the southwesterly corner of that called Tract Five - 0.697 acre 30' wide landscape easement as dedicated in Volume 9554, Page 111 in the D.P.R. and as conveyed to Mission del Lago Homeowners Association and recorded December 30, 2010

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in Volume 14792, Page 1634 in the O.P.R. for the northwesterly corner of said 47.766 acre tract and the tract described herein;

THENCE: along and with the southerly lines of said landscape easement and the northerly lines of said 47.766 acre tract, the following four (4) courses:

1. **S 89°18'13" E**, a distance of **88.34 feet** to a ½" iron rod with destroyed cap found for the beginning of a curve;
2. With a curve to the **left** having an arc of **322.29 feet**, a radius of **424.63 feet**, a delta of **43°29'13"**, and a chord bears **N 68°26'01"E**, a chord distance of **314.61 feet** to a FOUND VICKREY;
3. **N 46°31'25" E**, a distance of **74.44 feet** to a FOUND VICKREY for the beginning of a curve;
4. With a curve to the **right** having an arc of **257.48 feet**, a radius of **325.53 feet**, a delta of **45°19'06"**, and a chord bears **N 69°06'44"E**, a chord distance of **250.82 feet** to a SET KFW in said cutback line for the southeasterly corner of said landscape easement;

THENCE: S 48°28'31" E, along and with said cutback line, a distance of **26.42 feet** to the **POINT OF BEGINNING** and containing **33.72 acres** more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 11-034
Prepared by: KFW Surveying
Date: October 27, 2021
File: S:\Draw 2011\11-034 MISSION DEL LAGO\DOCS\11-034 33.72 AC ROOSEVELT DESC TCP 102721.dwg

28 OCT
2021
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