

**LEGAL DESCRIPTION
MOURSUND SUBDIVISION
LOT 5 & UNPLATTED AREA TRACT "A"**

LEOL, M. SURVEY, ABSTRACT NO. 419
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

PROPERTY DESCRIPTION:

BEING LOT 5 OF THE REPLAT OF MOURSUND SUBDIVISION LOCATED IN THE AMENDED ROXY SUBDIVISION, AS RECORDED IN DOCUMENT # 20240050580, VOL: 20003, PG: 1348, PLAT NO. 23-11800066, OF THE RECORDS OF BEXAR COUNTY, AND UNPLATTED TRACT "A" NCB 11107, AS RECORDED IN VOL: 11185, PG: 1391, OF THE RECORDS OF BEXAR COUNTY, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, CONTAINING 1.126 ACRES OF LAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD WITH CAP, THE SOUTHWEST CORNER OF LOT 4, MOURSUND SUBDIVISION, AS RECORDED IN DOCUMENT # 20240050580, VOL: 20003, PG: 1348, PLAT NO. 23-11800066, OF THE RECORDS OF BEXAR COUNTY, TEXAS ON THE EASTERN RIGHT-OF-WAY OF MOURSUND BLVD. (RIGHT-OF-WAY VARIES), (HAVING COORDINATES OF N=13670034.169 E=2126632.100, TEXAS STATE PLANE SOUTH CENTRAL ZONE);

THENCE PROCEED PROCEEDING ALONG THE WESTERN PROPERTY LINE OF LOT 4, MOURSUND SUBDIVISION, AS RECORDED IN DOCUMENT # 20240050580, VOL: 20003, PG: 1348, PLAT NO. 23-11800066, OF THE RECORDS OF BEXAR COUNTY, TEXAS ALONG THE EASTERN RIGHT-OF-WAY LINE OF MOURSUND BLVD. (RIGHT-OF-WAY VARIES), NORTH 00°21'44" WEST A DISTANCE OF 200.00 FEET TO A FOUND 1/2" IRON ROD WITH CAP, THE SOUTHWEST CORNER OF LOT 5, MOURSUND SUBDIVISION, AS RECORDED IN DOCUMENT # 20240050580, VOL: 20003, PG: 1348, PLAT NO. 23-11800066, OF THE RECORDS OF BEXAR COUNTY, TEXAS; **THE POINT OF BEGINNING** (HAVING COORDINATES OF N=13670234.17, E=2126630.83, TEXAS STATE PLANE SOUTH CENTRAL ZONE);

THENCE CONTINUE ALONG THE WESTERN PROPERTY LINE OF LOT 5, MOURSUND SUBDIVISION, AS RECORDED IN DOCUMENT # 20240050580, VOL: 20003, PG: 1348, PLAT NO. 23-11800066, OF THE RECORDS OF BEXAR COUNTY, TEXAS ON THE EASTERN RIGHT-OF-WAY OF MOURSUND BLVD. (RIGHT-OF-WAY VARIES), NORTH 00°21'44" WEST A DISTANCE OF 196.29 FEET TO A FOUND 1/2" IRON ROD, THE NORTHWEST CORNER OF LOT 5, MOURSUND SUBDIVISION, AS RECORDED IN DOCUMENT # 20240050580, VOL: 20003, PG: 1348, PLAT NO. 23-11800066, OF THE RECORDS OF BEXAR COUNTY, TEXAS;

THENCE PROCEED SOUTH 89°35'09" WEST A DISTANCE OF 4.95 FEET TO A FOUND 1/2" IRON ROD, AT THE SOUTHWEST CORNER OF UNPLATTED TRACT "A" AS RECORDED IN VOL: 11185, PG: 1391, OF THE RECORDS OF BEXAR COUNTY, TEXAS TO A FOUND 1/2" IRON ROD;

THENCE CONTINUE ALONG THE WESTERN PROPERTY LINE OF UNPLATTED TRACT "A" AS RECORDED IN VOL: 11185, PG: 1391, OF THE RECORDS OF BEXAR COUNTY, TEXAS ON THE EASTERN RIGHT-OF-WAY OF MOURSUND BLVD. (RIGHT-OF-WAY VARIES), NORTH 00°21'44" WEST A DISTANCE OF 188.94 FEET TO A FOUND 1/2" IRON ROD, THE NORTHWEST CORNER OF UNPLATTED TRACT "A" AS RECORDED IN VOL: 11185, PG: 1391, OF THE RECORDS OF BEXAR COUNTY, TEXAS;

THENCE PROCEED ALONG THE NORTHERN PROPERTY LINE OF UNPLATTED TRACT "A" AS RECORDED IN VOL: 11185, PG: 1391, OF THE RECORDS OF BEXAR COUNTY, TEXAS ON THE RIGHT-OF-WAY OF MOURSUND BLVD. (RIGHT-OF-WAY VARIES), AT THE INTERSECTION OF PLEASANTON ROAD (60 FOOT RIGHT-OF-WAY). NORTH 88°55'00" EAST A DISTANCE OF 20.30 FEET TO A FOUND 1/2" IRON ROD, AT THE NORTHEASTERN PROPERTY CORNER OF UNPLATTED TRACT "A" AS RECORDED IN VOL: 11185, PG: 1391, OF THE RECORDS OF BEXAR COUNTY, TEXAS;

THENCE PROCEED ALONG THE WESTERN RIGHT-OF-WAY FOR PLEASANTON ROAD (60 FOOT RIGHT-OF-WAY) SOUTH 29°56'59" EAST A DISTANCE OF 217.43 FEET TO A FOUND 1/2" IRON ROD WITH CAP, THE NORTHEAST CORNER OF LOT 5, MOURSUND SUBDIVISION, AS RECORDED IN DOCUMENT # 20240050580, VOL: 20003, PG: 1348, PLAT NO. 23-11800066, OF THE RECORDS OF BEXAR COUNTY, TEXAS;

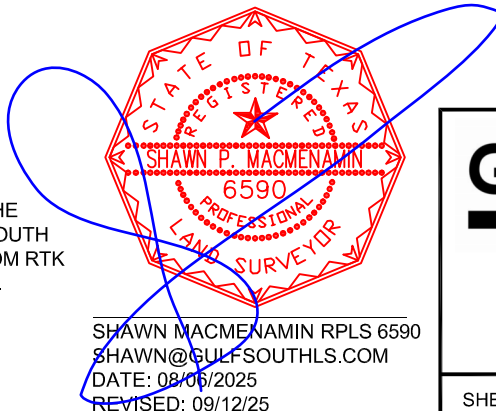
THENCE CONTINUE ALONG THE WESTERN RIGHT-OF-WAY FOR PLEASANTON ROAD (60 FOOT RIGHT-OF-WAY) SOUTH 29°56'59" EAST A DISTANCE OF 225.83 FEET TO A FOUND 1/2" IRON ROD WITH CAP, THE SOUTHEAST CORNER OF LOT 5, MOURSUND SUBDIVISION, AS RECORDED IN DOCUMENT # 20240050580, VOL: 20003, PG: 1348, PLAT NO. 23-11800066, OF THE RECORDS OF BEXAR COUNTY, TEXAS;

THENCE PROCEED ALONG THE THE SOUTHERN LINE OF LOT 5, MOURSUND SUBDIVISION, AS RECORDED IN DOCUMENT # 20240050580, VOL: 20003, PG: 1348, PLAT NO. 23-11800066, OF THE RECORDS OF BEXAR COUNTY, TEXAS SOUTH 89°37'59" WEST A DISTANCE OF 234.21 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 0.279 ACRES, OF LAND.

GENERAL NOTES:

BEARINGS AND DIMENSIONS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS PERFORMED ON, 07/22/22. ADJUSTMENT REALIZATION 2011.

SHAWN MACMENAMIN RPLS 6590
SHAWN@GULFSOUTHLS.COM
DATE: 08/06/2025
REVISED: 09/12/25



GULF SOUTH
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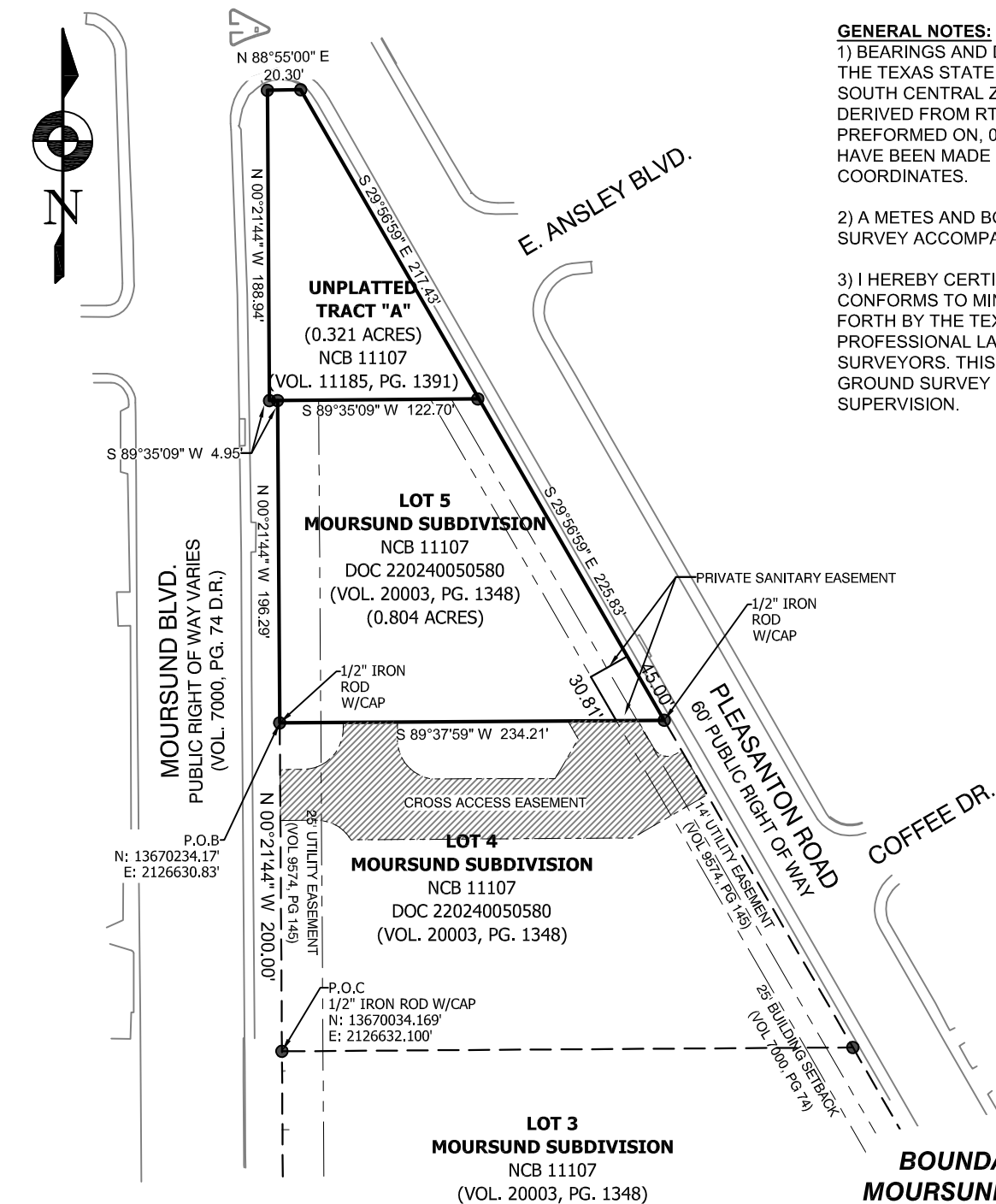
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GENERAL NOTES:

1) BEARINGS AND DIMENSIONS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS PERFORMED ON, 07/25/22. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.

2) A METES AND BOUNDS DESCRIPTION OF SURVEY ACCOMPANIES THIS SURVEY PLAT.

3) I HEREBY CERTIFY THAT THE PLAT SHOWN CONFORMS TO MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND ENGINEERS AND SURVEYORS. THIS IS AN ACTUAL ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION.



SCALE: 1" = 100'

100' 50' 0' 100'

LEGEND:

- FOUND 1/2" IRON ROD (UNLESS NOTED)
- SET 1/2" IRON ROD WITH CAP "RPLS 6590"
- ⊗ POWER POLE
- POWER LINE
- - - EASEMENT LINE
- P.O.B. POINT OF BEGINNING
- IRFC IRON ROD FOUND WITH CAP
- P.O.C. POINT OF COMMENCING
- PFC POINT FOR CORNER

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