

**ROAD CLOSURE
FIELD NOTES
For a 1.580-acre (68,825 square feet)**

A 1.580-ACRE TRACT (68,825 SQ. FT) OF LAND SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, BEING A PORTION OF A 1.377-ACRE TRACT, ALSO KNOWN AS TRACT 3, CONVEYED TO 63 SENECA WEST INVESTMENTS, LTD, BY DEED RECORDED IN DOCUMENT # 20240215993 DEED RECORDS OF BEXAR COUNTY, TEXAS (D.R.B.C.T.), AND BEING A PORTION OF SAMARITAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at a found 1/2-inch iron rod with a yellow cap marked "PAPE DAWSON", (N= 13,724,941.18, E= 2,090,123.39), northwest corner of Samaritan Drive, a variable width right-of-way, for a north corner of a called 48.684-acre tract of land, known as Tract 1, conveyed to 63 Seneca West Investments, Ltd. By deed recorded in Document No. 20240215993 (O.P.R.B.C.T.), a north corner of said Lot 2, Block 1, Grass Hill Estates Lots 1 & 2, same being the east end of the curve return at the intersection of the southwest right-of-way line of said Samaritan Drive with the southeast right-of-way line of Aids Drive, a variable width private right-of-way(no record information found), and the northwest corner of this herein described tract from which a 1/2-inch iron rod found with yellow cap marked "PAPE DAWSON", for an interior northwest corner of a curve to the left having radius of 20.00-feet, a delta angle of 103°49'45", a chord bearing of S 82°19'14" W, a chord length of 31.48-feet, and an arc length of 36.24-feet;

THENCE N 61°45'48" E, departing the northeast line of said Lot 2, and the northwest right-of-way line of Samaritan Drive, over and across Samaritan Drive, a distance of 88.78 feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", at a west corner of Lot 1, Block 1 of said Grass Hill Estates Lots 1 & 2, same being the curve return at the intersection of the northeast right-of-way line of said Samaritan Drive with the southeast right-of-way line of Seneca Drive, a 60-foot public right-of-way, for an angle corner of this herein described tract and the beginning of a non-tangent curve to the left having radius of 20.00-feet, a delta angle of 100°15'36", a chord bearing of S 02°06'17" W, a chord length of 30.69-feet, and an arc length of 34.99-feet;

THENCE Southeasterly, along and with said non-tangent curve to the left, a distance of 34.99-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", for a corner of said 48.684-acre tract and a north corner of said Lot 2, being the west end of said curve return and an angle corner of this herein described tract;

THENCE S 48°01'12" E, along and with the southwest line of said Lot 1, Grass Hill Estates Lots 1 & 2, same being the northeast right-of-way line of said Samaritan Drive, a distance of 932.45 feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", at a south corner of said Lot 1, Grass Hill Estates Lots 1 & 2, at the west end of the curve return at the intersection of the northeast right-of-way line of said Samaritan Drive with the northwest right-of-way line of Grass Hill Drive, a 60-foot public right-of-way, for an angle corner of this herein described tract and the beginning of a non-tangent curve to the left having radius of 20.00-feet, a delta angle of 90°42'51", a chord bearing of N 86°37'52" E, a chord length of 28.46feet, and an arc length of 31.66-feet;

THENCE Northeasterly, along and with said non-tangent curve to the left, a distance of 31.66-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON", for a corner of said Lot 1, Grass Hill Estates Lots 1 & 2 being the east end of said curve return and an angle corner of this herein described tract from a mag nail with "PAPE DAWSON" washer found for the southeast corner of said Lot 1, Block 1, Grass Hills Estates bears, N 41°16'55" E – 271.26-feet;

THENCE S 41°16'55" W, departing the south line of said Lot 1, Grass Hill Estates Lots 1 & 2, over said Samaritan Drive, a distance of 29.20 feet to a point on the northeast right-of-way line of Samaritan Drive and northwest right-of-way line of said Grass Hill Drive for an angle corner of this herein described tract;

THENCE S 47°50'05" W, along and with the northeast right-of-way line of Samaritan Drive and northwest right-of-way line of said Grass Hill Drive, a distance of 186.11-feet to the southwesterly line of a called 0.59-acre tract, also known as Lot 55, The Ridge at Leon Valley Subdivision, Unit 2 recorded in Volume 9573, Page 41 (D.P.R.B.C.T.) for the southeast corner of this herein described tract;

THENCE S 41°17'55" W along and with the southwesterly line of said 0.59-acre tract, a distance of 44.11-feet to a found mag nail with "PAPE DAWSON" washer and the northeast line of the remaining portion of a called 27.27-acre tract conveyed to Good Samaritan Lodge Nursing Home, Inc. by deed recorded in Volume 5323, Page 157 (O.P.R.B.C.T.) for the southwest corner of this herein described tract;

THENCE with the southwest right-of-way line of said Samaritan Drive and the northeast line of said 27.27-acre tract the following three (3) courses and distances:

N 49°57'59" W a distance of 186.12-feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON" for an angle corner of this herein described tract;

N 48°24'42" W, a distance of 76.35 feet to a found 1/2-inch iron rod with yellow cap marked "PAPE DAWSON" for an angle corner of this herein described tract;

N 47°58'09" W a distance of 107.80 feet to a point on the north corner of the remaining portion of said 27.27 acre tract, same being the east corner of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. for an angle corner of this herein described tract;

THENCE N 47°58'09" W with the northeast line of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. and the southwest right-of-way line of said Samaritan Drive, a distance of 307.66 feet to a found 1/2-inch iron rod with orange cap marked "SINCLAIR" being the north corner of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. for an angle corner of this herein described tract;

THENCE N 48°00'12" W with the northeast line of said Lot 1, Good Samaritan Lodge Nursing Home, Inc. and the southwest right-of-way line of said Samaritan Drive, a distance of 511.35 feet to the **POINT OF BEGINNING** and containing within these metes and bounds a 1.580-acre (68,825 sq. ft.) tract of land, more or less. Said tract being described in accordance with an actual survey made on the ground and a survey map prepared by Ardurra Group, Inc.

All distances shown hereon are GRID, with bearings based on the Texas State Plane Coordinate System, NAD 83, South Central Zone (4204). This description is accompanied by and made a part of an exhibit with the same date and acreage.


PATRICIA M. MORALES
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 7150



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

NOTES:

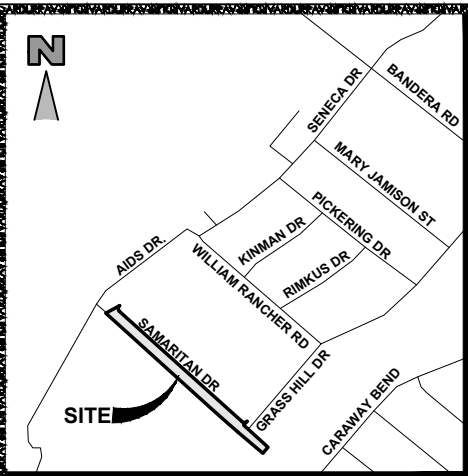
1. ACCOMPANYING METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED.
2. BASIS OF BEARING OF THIS SURVEY IS GRID NORTH AS OBSERVED BY GPS, TEXAS COORDINATE SYSTEM OF 1983(NAD83), SOUTH CENTRAL ZONE 4204.
3. PARENTHESIS INDICATE CALLED BEARING AND/OR DISTANCE.
4. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND AS SUCH, NOT ALL EASEMENTS OR SERVITUDE HAVE BEEN RESEARCHED AND/OR SHOWN AT THIS TIME.

REFERENCES:

- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
P.R.B.C.T. PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R.B.C.T. DEED RECORDS OF BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

LEGEND:

- FOUND 1/2-INCH IRON ROD WITH YELLOW CAP "PAPE-DAWSON"
- CALCULATED POINT
- FOUND MAGNAIL WITH WASHER "PAPE-DAWSON"



LOCATION MAP N.T.S.

GRASS HILLS ESTATES
CITY OF LEON VALLEY
LOT 1, BLOCK 1
C.B. 4430
10.087-ACRES
(VOL. 20003, PG. 1262)
D.P.R.B.C.T.

63 SENECA WEST INVESTMENTS, LTD.
TRACT 2
DOC 20240215993
O.P.R.B.C.T.

14.0' ELECTRIC, GAS, TELEPHONE, AND CA. TV. EASEMENT
VOL. 20003, PG. 1262

28.0' ELECTRIC, GAS, TELEPHONE, AND CA. TV. EASEMENT
VOL. 20003, PG. 1262

AIDS DR.
(30' WIDE R.O.W.)

SENECA DR.
(60' WIDE R.O.W.)

1/2-INCH BENT IRON ROD WITH NO CAP

S 48°01'12" E - 932.45'

SAMARITAN DR.
(VARIABLE WIDTH R.O.W.)

N 48°00'12" W - 511.35'

P.O.B.
1/2-INCH IRON ROD WITH YELLOW CAP "PAPE-DAWSON"
Y = 13,724,941.18
X = 2,090,123.39

ROAD CLOSURE
1.580-ACRE TRACT
(68,825 SQ. FT.)

63 SENECA WEST INVESTMENTS, LTD.
TRACT 1
(48.684-ACRES CALLED)
DOC 20240215993
O.P.R.B.C.T.

1/2-INCH IRON ROD WITH ORANGE CAP "SINCLAIR"

14.0' ELECTRIC, GAS, TELEPHONE, AND CA. TV. EASEMENT
VOL. 1700, PG. 769

VARIABLE WIDTH R.O.W. DEDICATION 0.584-ACRE

AIDS DR
(PRIVATE VARIABLE WIDTH R.O.W. NO RECORD INFORMATION FOUND)

GRASS HILLS ESTATES
CITY OF LEON VALLEY
LOT 2, BLOCK 1
C.B. 4430
9.527-ACRES
(VOL. 20003, PG. 1262)
D.P.R.B.C.T.

35.0' ELECTRIC, GAS, TELEPHONE, AND UTILITY EASEMENT
VOL. 9537, PG. 190
D.P.R.B.C.T.

THIS SURVEY WAS PREPARED BASED ON A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION. THIS 29TH DAY OF JULY, 2025 A.D.



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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	36.24'	31.48'	S 82°19'14" W	103°49'45"
C2	20.00'	34.99'	30.69'	S 02°06'17" W	100°15'36"

50' 0 50' 100'

SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	N 61°45'48" E	88.78'

ROAD CLOSURE EXHIBIT OF :

A 1.580-ACRE TRACT (68,825 SQ. FT) OF LAND SITUATED IN THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT 432, BEING A PORTION OF A 1.377-ACRE TRACT, ALSO KNOWN AS TRACT 3, CONVEYED TO 63 SENECA WEST INVESTMENTS LTD, BY DEED RECORDED IN DOCUMENT # 20240215993 DEED RECORDS OF BEXAR COUNTY, AND BEING A PORTION OF SAMARITAN DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, LOCATED IN THE CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS

DRAWN BY: JC

JOB NO: 230156.000

SURVEYED: Jan. 2025

SHEET:

4 OF 5



8918 Tesoro Dr., Suite 401
San Antonio, Texas 78217
Phone: (210) 822-2232
www.Ardurra.com

Engineering License #F-10053

Ardurra Group, Inc.
Surveying Firm 10194688

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

REFERENCES:

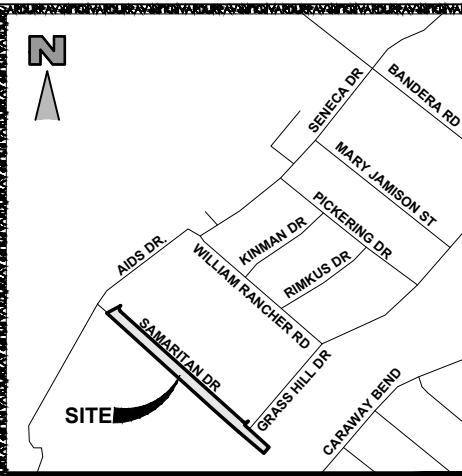
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D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR
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TEXAS
D.R.B.C.T. DEED RECORDS OF
BEXAR COUNTY, TEXAS
P.O.B. POINT OF BEGINNING

LEGEND:

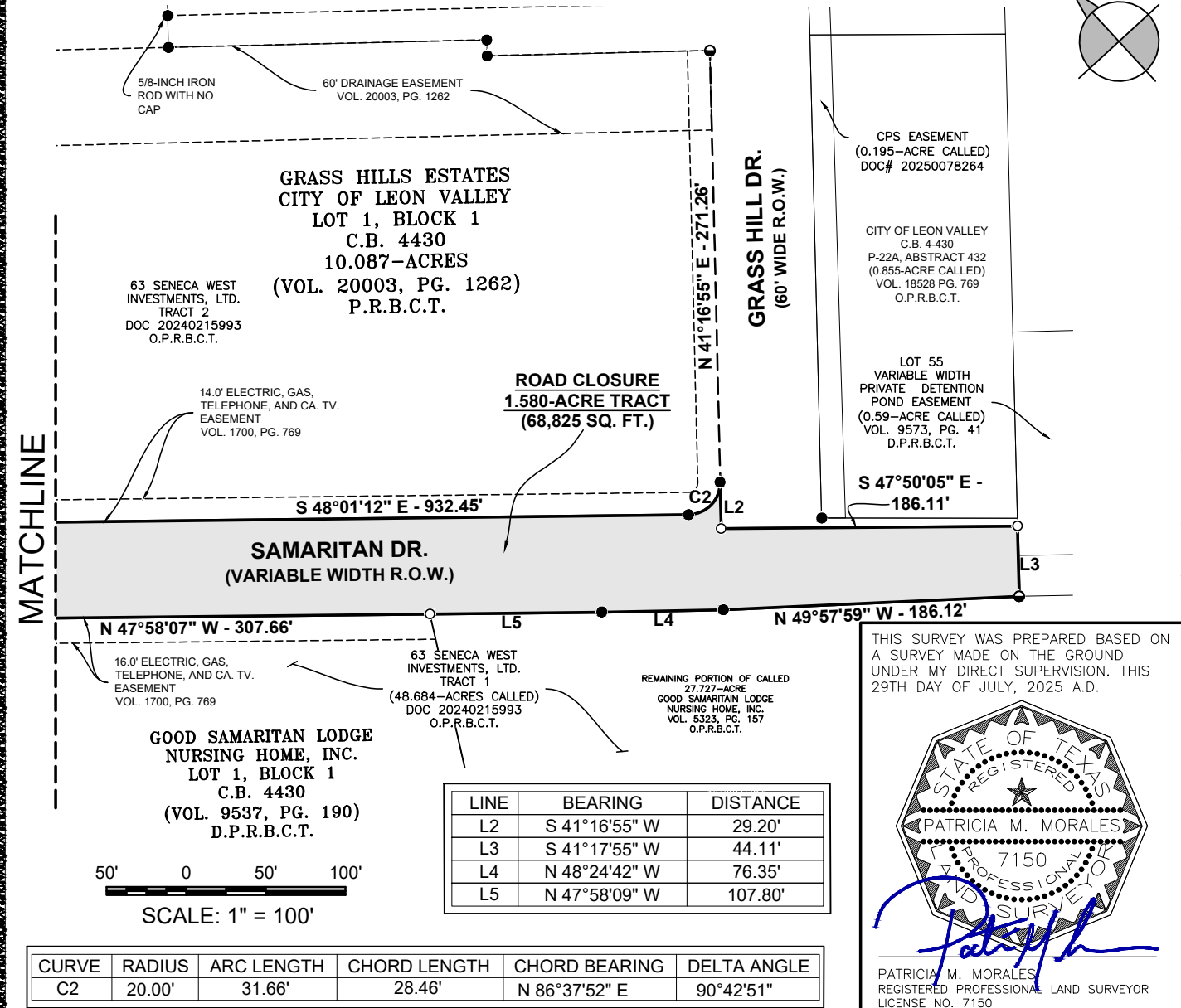
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- CALCULATED POINT
- FOUND MAGNAIL WITH WASHER
"PAPE-DAWSON"

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DESCRIPTION HAS BEEN PREPARED.
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A SURVEY MADE ON THE GROUND
UNDER MY DIRECT SUPERVISION. THIS
29TH DAY OF JULY, 2025 A.D.



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5 OF 5