



METES AND BOUNDS DESCRIPTION
FOR

A 0.736 of an acre, or 32,051 square feet more or less, tract of land located on Lot 4, Block 1, of the Schoenfield Commercial Subdivision, recorded in Volume 9713, Page 175 of the Deed and Plat Records of Bexar County, Texas, in New City Block 14852 of the City of San Antonio, Bexar County, Texas. Said 0.736 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found TxDOT monument Type II, at the southeast corner of said Lot 4, the southwest terminus of Lou Mell Road, a 40-foot right-of-way recorded in Volume 3001, Page 4 of the Deed Records of Bexar County, Texas, and the north right-of-way of Charles Anderson Loop, F.M 1604, a variable width public right-of-way, from which a found 1/2" iron rod at a south west corner of said Lot 4, the north right-of-way line of said Charles Anderson Loop, and the south east corner of Lot 1, Block 1, of the Schoenfield Commercial Subdivision, recorded in Volume 9544, Page 125 of said Deed and Plat Records, bears S 82°19'35" W, a distance of 458.90 feet;

THENCE: N 00°17'55" E, along and with the east line of said Lot 4, and the west right-of-way line of said Lou Mell Road, a distance of 62.40 feet to a point;

THENCE: N 89°42'05" W, departing said east line, over and across Lot 4, a distance of 64.10 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said Lot 4 the following bearings and distances:

N 89°41'38" W, a distance of 75.71 feet to a point;

N 00°18'22" E, a distance of 423.34 feet to a point;

S 89°41'38" E, a distance of 75.71 feet to a point; and

S 00°18'22" W, a distance of 423.34 feet to the POINT OF BEGINNING and containing 0.736 of an acre in the City of San Antonio, Bexar County, Texas. Said tract prepared under job number 9137-20 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 21, 2020
JOB NO. 9137-20
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2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com