



Z2018197
26.597 ac to R-4

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METES AND BOUNDS DESCRIPTION
FOR A
26.597 ACRE TRACT OF LAND
"TRACT TWO"

A 26.597 ACRE TRACT OUT OF THE WILLIAM LINDSEY SURVEY NO. 75, ABSTRACT NO. 426, BEXAR COUNTY, TEXAS, BEING A PORTION OF A CALLED 48.029 ACRE TRACT OF LAND, N.C.B. 11212, AS CONVEYED TO DAVID BARTOS AND RECORDED IN VOLUME 16532, PAGE 108, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 26.597 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a point of reference in the Easterly R.O.W. line of Somerset Road (a Variable Width R.O.W.) for the Southwesterly corner of the remaining portion of said 48.029 acre tract of land, a point in the Northerly boundary line of a called 46.59 acre tract as deeded to JMRS Partners LTD in Vol. 12509, Pg. 85, Real Property Records of Bexar County, Texas, from which a called 1/2" iron rod with CEC cap bears S 81°13'41" E, a distance of 2.03 feet for witness;

THENCE departing the Easterly line of said Somerset Road, and with the South line of the remaining portion of said 48.029 acre tract of land, same being the North line of said 46.59 acre tract of land, S 81° 13' 14" E, a distance of 991.81 feet to a point in the South line of the remaining portion of said 48.029 acre tract of land, being in the North line of said 46.59 acre tract of land, being the Southwest corner of this herein described tract of land, and being the POINT OF BEGINNING;

THENCE across and through the remaining portion of said 48.029 acre tract of land, N 34° 14' 01" E, a distance of 1,150.03 feet to a point in the South line of a called 4.00 acre tract deeded to Kenneth R. Keylich Jr. and Jenna L. Keylich in Vol. 18889, Pg. 1955, Real Property Records of Bexar County, Texas, same being the North line of the remaining portion of said 48.029 acre tract of land, and being the Northwest corner of this herein described tract of land;

THENCE with the South line of said 4.00 acre tract, same being the North line of the herein described tract, and the North line of the remaining portion of said 48.029 acre tract of land, S 55° 43' 58" E, a distance of 1,462.07 feet to the most Easterly corner of the herein described tract, the South corner of a called 14.377 acre tract, deeded to Guadalupe Y. Arismendez & Deborah Arismendez recorded in Vol. 6915, Pg. 362, Real Property Records of Bexar County, Texas, the West corner of a called 1.5671 acre tract deeded to the City of San Antonio for "Golden Street Drainage #250" recorded in Vol. 2689, Pg. 630, Real Property Records of Bexar County, Texas, the North corner of a called 1.4839 acre tract conveyed to the City of San Antonio for "Golden Street Drainage #250" in Vol. 2689, Pg. 627, Real Property Records of Bexar County, Texas, and the most Easterly corner of the remaining portion of said 48.029 acre tract of land;

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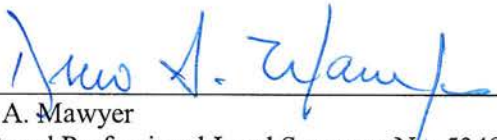
THENCE with the Northwest line of said 1.4839 Acre Tract, same being the Southeast line of the herein described tract, and the Southeast line of the remaining portion of said 48.029 acre tract of land, S 41° 16' 30" W, a distance of 485.21 feet to the Southeast corner of the herein described tract, being the Southeast corner of the remaining portion of said 48.029 acre tract of land, the West corner of said 1.4839 acre tract, a point in the North line of a called Minimum 110' Variable Width Drain R.O.W., as shown on plat of Palo Alto Terrace, Unit 2, recorded in Vol. 6400, Pg. 104, Deed and Plat Records of Bexar County, Texas;

THENCE with the North line of said Palo Alto Terrace, Unit 2, the North line of said 46.59 acre tract of land, the South line of the remaining portion of said 48.029 acre tract of land, and the South line of the herein described tract of land, N 81° 13' 14" W, a distance of 1,553.38 feet to the POINT OF BEGINNING, and containing 26.597 acres of land, more or less.

"This document was prepared under 22 TAC §663.21, 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."

Bearings based on State Plane Coordinates, Texas South Central Zone (4204) per Survey dated in Dec. 2017

Prepared this the 14th day of June 2018.



Drew A. Mawyer
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5151 W SH 46, New Braunfels, Tx 78130
Job: LJA016 – Zoning M&B Tract 2

