



METES AND BOUNDS DESCRIPTION FOR ZONING

A 0.232 of an acre, more or less, tract of land being a portion of Lot 35, Block 1, Topperwein Industrial Park Unit 3 Subdivision recorded in Volume 9513, Page 123 of the Deed and Plat Records of Bexar County, Texas, in New City Block 14051 of the City of San Antonio, Bexar County, Texas. Said 0.232 of an acre tract also being the same 0.232 of an acre tract of land described in deed recorded in Volume 18065, Page 989 and also being a portion of that 2.055 acre tract described in Volume 18902, Page 12, both of the Official Public Records of Bexar County, Texas and being more fully described as follows:

- BEGINNING: At a point for the south corner of Lot 34, Block 1 and on the northeast line of Lot 33, Block 1, both of said Topperwein Industrial Park Unit 3, also being a west corner of said Lot 35, from which the west corner of said Lot 34, the south right-of-way line of Topper Run, a 60-foot right-of-way, bears N 32°02'58" W, a distance of 194.66 feet;
THENCE: N 57°57'02" E, along and with the southeast line of said Lot 34, and a north line of said Lot 35, a distance of 100.00 feet to a point for the east corner of said Lot 34;
THENCE: S 32°02'58" E, over and across said Lot 35, a distance of 91.89 feet to a point;
THENCE: S 47°41'02" W, continuing over and across said Lot 35, a distance of 101.63 feet to a point on the southwest line of said Lot 35, the east corner of said Lot 33 and the north corner of a 20-foot drain, gas, electric telephone and cable TV right-of-way recorded in Volume 9583, Page 101 of the Deed and Plat Records of Bexar County, Texas;
THENCE: N 32°02'58" W, along and with the northeast line of said Lot 33, the southwest line of said Lot 35, a distance of 110.00 feet to the POINT OF BEGINNING, and containing 0.232 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9098-18 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: April 30, 2018
JOB NO. 9098-18
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