

METES AND BOUNDS DESCRIPTION  
FOR A 24.09 ACRE TRACT OF LAND FOR ZONING CHANGE

Being a 24.09 acre tract located in Old City Lots (OCL) 20, Range 4, District 6 of the City Tract of San Antonio De Bexar, as surveyed and divided in 1852, NCB 11298, being a portion of a called 57.21 acre tract, described in Volume 2631, Page 483, Deed Records, Bexar County, Texas, said 24.087 acre tract being more particularly described as follows:

COMMENCING at a 1/2" iron pin found in the Southeast right-of-way line of Interstate 35 for the Northwest corner of a called 5.033 acre tract, described in Document No. 20180202683, Official Public Records, Bexar County, Texas, said iron pin also being in the East line of a called 1.3 acre tract conveyed to City Public Service Board (CPSB) of San Antonio, described in Volume 3097, Page 509, Deed Records, Bexar County, Texas;

THENCE with the Southeast right-of-way line of Interstate 35, S 64°42'09" W a distance of 50.41 feet to a 1/2" iron pin (w/ cap "HMT") set in the West line of said 1.3 acre CPSB tract, same being the West line of OCL 21, Range 3, District 6 and the East line of OCL 20, Range 4, District 6, for the North corner and POINT OF BEGINNING of the herein described tract;

THENCE with the common line of said 1.3 acre CPSB tract, a called 0.886 of an acre tract conveyed to said CPSB, described in Volume 3123, Page 468, Deed Records, Bexar County, Texas, said OCL 20, Range 4, and the herein described tract, S 06°03'43" W, a distance of 1281.73 feet to a point for the Northwest corner of a called 0.44 of an acre, 50-foot wide strip conveyed to said CPSB, described in Volume 3071, Page 590, Deed Records, Bexar County, Texas, same point being the Southwest corner of said 0.886 acre tract and the Southeast corner of the herein described tract;

THENCE into and across said 51.71 acre tract with the common line of Old City Lots (OCL) 20 and 21, Range 4, District 6 of the City Tract of San Antonio De Bexar, as surveyed and divided in 1852, N 83°32'32" W, a distance of 1147.50 feet to a point in the East line of a called 10.128 acre tract, recorded in Volume 17656, Page 728, Official Public Records, Bexar County, Texas, for the Southwest corner of the herein described tract;

THENCE with the common line of said 10.128 acre tract, the following 3 calls:

1. N 06°01'49" E, a distance of 403.04 feet to an old cedar post found for an ell corner of the herein described tract;
2. S 80°49'04" E a distance of 80.56 feet to an old cedar post found for an interior corner of the herein described tract;
3. N 05°52'49" E a distance of 224.30 feet to a 1/2" iron pin (w/ cap "HMT") set in the Southeast right-of-way line of Interstate 35 for the Northeast corner of said 10.128 acre tract, same being the Southwest corner of said Parcel "B" and the Northwest corner of the herein described tract;

THENCE with the Southeast right-of-way line of Interstate 35, same being the Southeast line of said Parcel "B", N 64°42'09" E a distance of 1250.66 feet to the POINT OF BEGINNING and containing a 24.09 acre tract in Bexar County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD 1983.

Field Work Date: March 2020, Written May 22, 2020.  
Revised 6-8-2020 added NCB.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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6-8-2020