

Z2018291

# Dye Enterprises

Engineers • Surveyors • Planners  
Texas Registered Firm F-2257

D. Scott Dye, P.E., R.P.L.S.

**0.0996 OF AN ACRE TRACT OF LAND  
COLONIAL PLAZA - NACOGDOCHES RD. & WAGONWHEEL  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

**BEING** a 0.0996 of an acre (4,339 square feet) tract of land out of Lot 12, New City Block (N.C.B.) 12104, Oak Forrest Estates, Unit 4, City of San Antonio, Bexar County, Texas as shown on the plat recorded in Volume 5300, Page 60 of the Deed and Plat Records of Bexar County, Texas; said 0.0996 of an acre tract of land being more particularly described by metes and bounds as follows with the bearings based upon the said plat:

**COMMENCING:** at the northeast corner of said Lot 12 and an interior corner of Lot 15, N.C.B. 12104, as shown on the plat of Oak Forrest Estates Unit 4 recorded in Volume 5502, Page 45 of the Deed and Plat Records of Bexar County Texas;

**THENCE:** North 80°56'26" West, a distance of 38.54 feet, upon, over and across said Lot 12 to the east corner of an existing building for the **POINT OF BEGINNING**;

**THENCE:** continuing upon, over and across said Lot 12 the following calls;

South 39°55'04" West, along the exterior wall of said existing building, a distance of 1.20 feet to a building corner;

North 50°04'56" West, along the exterior wall of said existing building, a distance of 0.50 feet to a building corner;

South 39°55'04" West, along the exterior wall of said existing building, a distance of 33.60 feet to a point on the existing wall;

South 50°04'56" East, departing said wall, a distance of 16.50 feet to a point;

South 39°55'04" West, a distance of 16.00 feet a point;

North 50°04'56" West, passing at a distance of 16.50 feet an existing building corner, continuing a total distance of 20.20 feet to an existing building corner;

South 39°55'13" West, along the exterior wall of said existing building, a distance of 0.10 feet to a building corner;

North 50°04'56" West, along the interior wall of said existing building, a distance of 73.13 feet to an interior building corner;

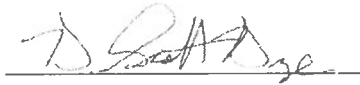
South 39°55'04" West, along the interior wall of said existing building, a distance of 0.30 feet to an interior building corner;

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North 50°04'56" West, along the exterior wall of said existing building, a distance of 3.20 feet to a building corner;

North 39°55'04" East, along the exterior wall of said existing building, a distance of 51.20 feet to a building corner;

South 50°04'56" East, along the exterior wall of said existing building, a distance of 80.53 feet to the **POINT OF BEGINNING** and containing 0.0996 of an acre (4,339 square feet) of land. This description is for zoning purposes only and is based upon a 2007 survey by Dye Enterprises.



D. Scott Dye, R.P.L.S. #5315  
Job # 070184.02  
Date: July 9, 2018



# Dye Enterprises

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D. Scott Dye, P.E., R.P.L.S.

**0.1468 OF AN ACRE TRACT OF LAND  
COLONIAL PLAZA - NACOGDOCHES RD. & WAGONWHEEL  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

**BEING** a 0.1468 of an acre (6,397 square feet) tract of land out of Lot 12, New City Block (N.C.B.) 12104, Oak Forrest Estates, Unit 4, City of San Antonio, Bexar County, Texas as shown on the plat recorded in Volume 5300, Page 60 of the Deed and Plat Records of Bexar County, Texas; said 0.1468 of an acre tract of land being more particularly described by metes and bounds as follows with the bearings based upon the said plat:

**COMMENCING:** at the east corner of said Lot 12 and the west corner of Lot 14, N.C.B 12104, as shown on the plat of Oak Forrest Estates Unit 4 recorded in Volume 5300, Page 176 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** North 76°27'12" West, upon, over and across said Lot 12 a distance of 71.99 feet, to the east corner of an existing building for the **POINT OF BEGINNING**;

**THENCE:** continuing upon, over and across said Lot 12 the following calls;

South 39°55'04" West, along the exterior wall of said existing building, passing at a distance of 81.10 feet a building corner, continuing a total distance of 94.10 feet to a point;

North 50°04'56" West, a distance of 65.90 feet to an existing building corner;

North 39°55'04" East, along the exterior wall of said existing building, a distance of 13.00 feet to a building corner;

North 50°04'56" West, along the interior wall of said existing building, a distance of 0.20 feet to an interior building corner;

North 39°55'04" East, along the interior wall of said existing building, a distance of 60.60 feet to a an interior building corner;

North 50°04'56" West, along an existing interior building wall, a distance of 10.57 feet to a building corner;

North 39°55'04" East, along the exterior wall of said existing building, a distance of 20.00 feet to building corner;

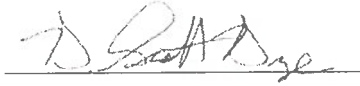
South 50°04'56" East, along the exterior wall of said existing building, a distance of 75.40 feet a building corner;

North 39°55'04" East, along the exterior wall of said existing building, a distance

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of 0.50 feet a building corner;

South 50°04'56" East, along the exterior wall of said existing building, a distance of 1.27 feet to the **POINT OF BEGINNING** and containing 0.1468 of an acre (6,397 square feet) of land. This description is for zoning purposes only and is based upon a 2007 survey by Dye Enterprises.



D. Scott Dye, R.P.L.S. #5315

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