



METES AND BOUNDS DESCRIPTION  
FOR ZONING

A 0.226 acre, or 9,854 square feet more or less, tract of land being all of that tract described in deed to DBO Investments, LLC recorded in Document No. 20180091941 of the Official Public Records of Bexar County, Texas in the City of San Antonio, Bexar County, Texas. Said 0.226 acre tract being more fully described as follows, with bearings based on Lot 12, Block 2, New City Block 767 Austin Elementary School Subdivision recorded in Volume 9551, Page 171 of the Deed and Plat Records of Bexar County, Texas;

**BEGINNING:** At a point on the northwest right-of-way line of W. Euclid Street, a variable width right-of-way, the south corner of a called 0.4200 acre tract described in deed to David E. Dorsey & Linda J. Braun recorded in Volume 10525, Page 1927 of said Official Public Records, the east corner of the herein described tract;

**THENCE:** S 56°46'34" W, along and with the northwest right-of-way line of said W. Euclid Street, the southeast line of said herein described tract, a distance of 50.00 feet to a point at the east corner of said Lot 12, the south corner of the herein described tract;

**THENCE:** N 35°09'26" W, departing the northwest right-of-way line of said W. Euclid Street, along and with the northeast line of said Lot 12, the southwest line of the herein described tract, a distance of 197.20 feet to a point on the southeast line of a tract described in deed to Ernest R. Muniz & Zulema C. Muniz recorded in Volume 6907, Page 484 of the Deed Records of Bexar County, Texas, the north corner of said Lot 12, the west corner of the herein described tract;

**THENCE:** N 56°46'34" E, along and with the southeast line of said Muniz tract, the northwest line of the herein described tract, a distance of 50.00 feet to a point on the southwest line of said called 0.4200 acre tract;

THENCE: S 35°09'26" E, along and with the southwest line of said called 0.4200 acre tract, the northeast line of the herein described tract, a distance of 197.20 feet to the POINT OF BEGINNING, and containing 0.226 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey description and map prepared under job number 11818-00 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: November 20, 2018  
JOB NO. 11818-00 DOC. ID.  
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*Paul T. Ross*  
20 NOV. 18



LOCATION MAP

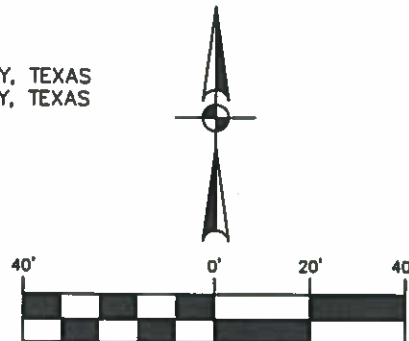
NOT-TO-SCALE

**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON LOT 12, BLOCK 2, NEW CITY BLOCK 767 AUSTIN ELEMENTARY SCHOOL SUBDIVISION RECORDED IN VOLUME 9551, PAGE 171 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



SCALE: 1" = 40'



*Paul T. Ross*  
20 NOV. 18

ERNEST R. MUNIZ &  
ZULEMA C. MUNIZ  
VOL. 6907, PG. 484 DR

**0.226 ACRES**  
(9,854 SQ. FT. MORE OR LESS)

CALLED 0.4200 ACRES  
DAVID E. DORSEY &  
LINDA J. BRAUN  
VOL. 10525, PG. 1927 OPR

LOT 12, BLOCK 2  
NEW 767  
AUSTIN ELEMENTARY SCHOOL  
SUBDIVISION  
VOL. 9551, PG. 171 DPR

DBO INVESTMENTS, LLC  
DOC. 20180091941 OPR

**ZONING EXHIBIT**

A 0.226 ACRE, OR 9,854 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING ALL OF THAT TRACT DESCRIBED IN DEED TO DBO INVESTMENTS, LLC RECORDED IN DOCUMENT NO. 20180091941 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

"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."

P.O.B.

W. EUCLID STREET  
(R.O.W. VARIES)

±315' TO  
JACKSON STREET

**LEGEND**

△ CALCULATED POINT



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPPE FIRM REGISTRATION #470 | TBPPLS FIRM REGISTRATION #10028800

NOV. 20, 2018

SHEET 1 OF 1  
JOB No.: 11818-00