

**METES AND BOUNDS DESCRIPTION  
FOR ZONING**

A 0.688 acre, or 29,990 square feet more or less, tract of land being a portion of Lot 20, Block 1, New City Block 1860 Laurel Heights Subdivision recorded in Volume 4960, Page 112 of the Deed and Plat Records of Bexar County, Texas, same being that tract described in deed to C&S Lawton Properties Ltd. recorded in Volume 11220, Page 636, of the Official Public Records of Bexar County, Texas, and a portion of Lots 7, 8 & 9, New City Block 1860, same being all of that tract described in deed to D. Capwell Lawton, Jr. and Susan Cox Lawton recorded in Volume 7375, Page 770 of said Official Public Records. Said 0.688 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**BEGINNING:** At a point on the north right-of-way line of W. Craig Place, a variable width right-of-way, the south line of said Lot 20, and from which a found ¼ inch iron rod at the southeast corner of Lot 19 and the southwest corner of said Lot 20, of said Laurel Heights Subdivision, bears S 89°30'18" W, a distance of 9.33 feet;

**THENCE:** Departing the north right-of-way line of said W. Craig Place, over and across said Lot 20, the following bearings and distances:

N 00°16'12" W, a distance of 136.68 feet to a point;

S 89°58'08" W, a distance of 9.33 feet to a point on the east line of said Lot 19, the west line of said Lot 20;

**THENCE:** N 00°16'12" W, along and with the east line of said Lot 19, the east line of that tract described in deed as Tract 1 to Kathleen Sommers recorded in Volume 3294, Page 1984 of said Official Public Records, the west line of said Lot 20 and the west line of said Lawton tracts, a distance of 73.34 feet to a point at the northwest corner of said Lawton tract, the southwest corner of that tract described in deed as Tract 2 to Kathleen Sommers recorded in Volume 3294, Page 1984 of said Official Public Records;

**THENCE:** N 89°30'18" E, departing the east line of said Tract 1, the west line of said Lawton tract, along and with the south line of said Tract 2, the north line of said Lawton tract, a distance of 150.51 feet to a point on the west right-of-way line of N. Main Avenue, a variable width right-of-way, the southeast corner of said Tract 2, the northeast corner of said Lawton tract;

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THENCE: Along and with the west right-of-way line of said N. Main Avenue, the east lines of said Lawton tract, and said Lot 20, the following bearings and distances:

S 00°16'12" E, a distance of 71.14 feet to a point;

S 89°28'37" W, a distance of 2.23 feet to a point;

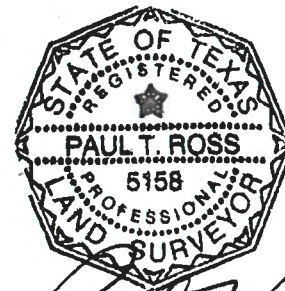
S 00°16'12" E, a distance of 123.66 feet to a point;

Southwesterly, along a curve to the right, said curve having a radius of 15.00 feet, a central angle of 93°01'12", a chord bearing and distance of S 44°51'04" W, 21.76 feet, for an arc length of 24.35 feet to a point at the intersection of the north right-of-way line of said W. Craig Place with the west right-of-way line of said N. Main Avenue;

THENCE: S 89°30'18" W, along and with the north right-of-way line of said W. Craig Place, the south line of said Lot 20, a distance of 123.53 feet to the POINT OF BEGINNING, and containing 0.688 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 11335-00 by Pape-Dawson Engineers, Inc.

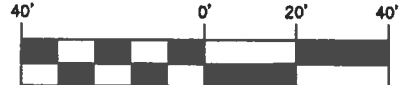
"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 29, 2017  
JOB NO. 11335-00  
DOC. ID. N:\CIVIL\11335-00\Word\11335-00 EX.docx



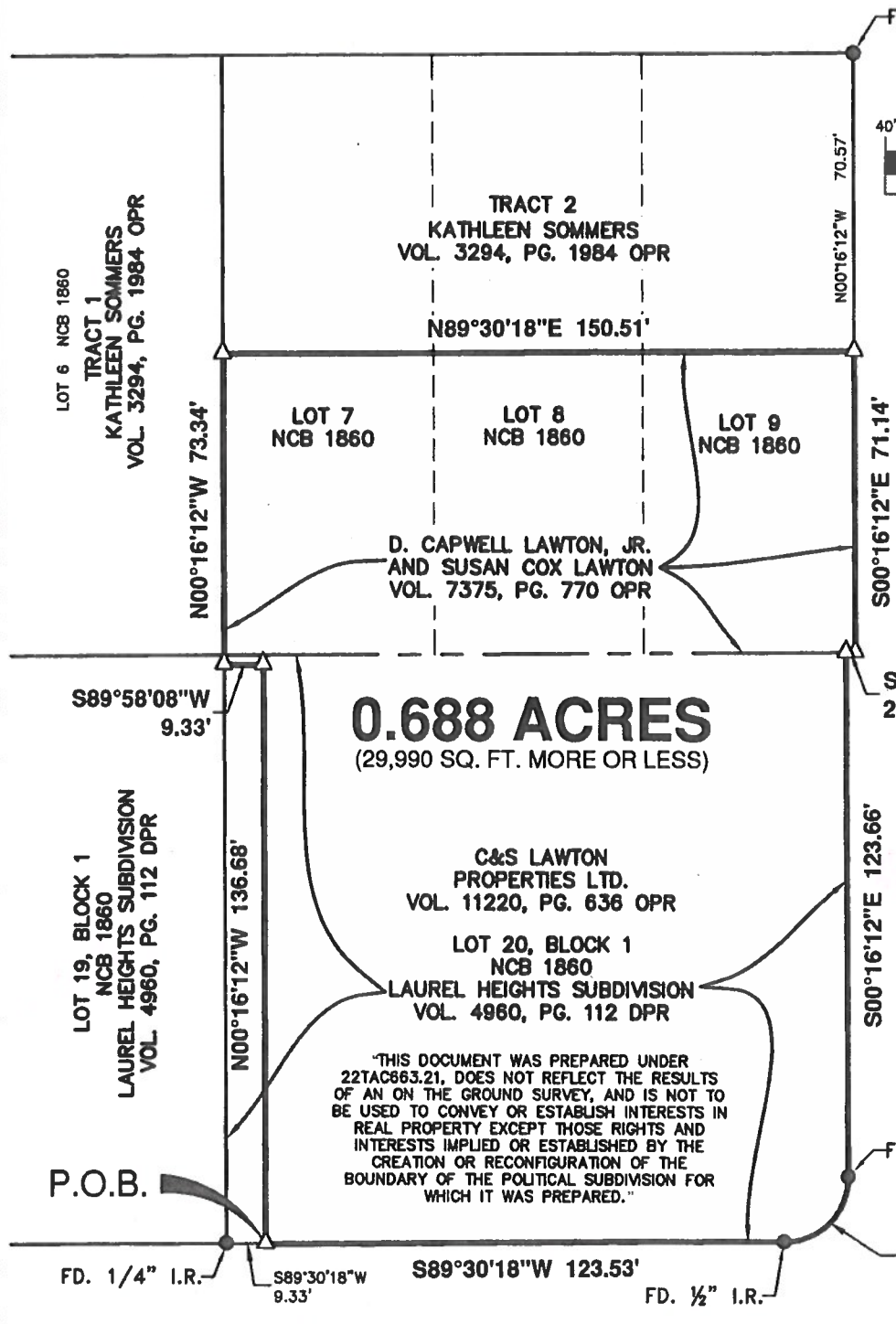
*Paul T. Ross*  
30 NOV. 17

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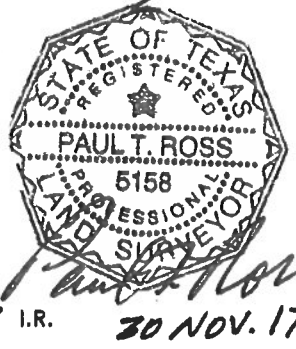
SCALE: 1" = 40'

LEGEND  
△ CALCULATED POINT



**0.688 ACRES**  
(29,990 SQ. FT. MORE OR LESS)

"THIS DOCUMENT WAS PREPARED UNDER 22TAC863.21, 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."



R=15.00'  
Delta=93°01'12"  
CB=S44°51'04"W  
CD=21.76'  
L=24.35'

**W. CRAIG PLACE**  
(VARIABLE WIDTH R.O.W.)

**EXHIBIT FOR ZONING**

A 0.688 ACRE, OR 29,990 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF LOT 20, BLOCK 1, NEW CITY BLOCK 1860 LAUREL HEIGHTS SUBDIVISION RECORDED IN VOLUME 4960, PAGE 112 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAME BEING THAT TRACT DESCRIBED IN DEED TO C&S LAWTON PROPERTIES LTD. RECORDED IN VOLUME 11220, PAGE 636, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 & 9, NEW CITY BLOCK 1860, SAME BEING ALL OF THAT TRACT DESCRIBED IN DEED TO D. CAPWELL LAWTON, JR. AND SUSAN COX LAWTON RECORDED IN VOLUME 7375, PAGE 770 OF SAID OFFICIAL PUBLIC RECORDS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78218 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

Date: Nov 30, 2017, 8:17am User ID: pdae  
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