

22017262



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METES AND BOUNDS DESCRIPTION
FOR A
1.012 ACRE TRACT OF LAND

Being 1.012 of an acre tract of land, being the East 74.4 feet of Lot 38, New City Block 11882, Olmos Park Heights, in the City of San Antonio, Bexar County, Texas according to plat thereof recorded in Volume 980, Page 29, Deed and Plat Records of Bexar County, Texas, and being all of Lot 37-B, New City Block 11882, Olmos Park Hts. Subdivision, in the City of San Antonio, Bexar County, Texas according to Map or Plat thereof recorded in Volume 3975, Page 152, Deed and Plat Records of Bexar County, Texas and said 1.012 acre tract of land being more particularly described as follows:

BEGINNING at a point in the Northerly right-of-way line of Sandalwood, being the Southwesterly corner of Lot 37-A, Olmos Park Hts. Subdivision, recorded in Volume 3975, Page 152, Deed and Plat Records of Bexar County, Texas, being the Southeasterly corner said Lot 37-B, and being the Southeasterly corner of this herein described 1.012 acre tract of land;

Thence with the Northerly right-of-way line of Sandalwood, S 89° 09' 00" W, a distance of 72.6 feet passing the Southwesterly corner of said Lot 37-B, and continuing with the Southerly line of said Lot 38, 74.4 feet for a total distance of 147.00 feet to a point for the Southwesterly corner of this herein described 1.012 acre tract of land;

Thence departing the Northerly right-of-way line of Sandalwood, across and through said Lot 38, N 00° 51' 00" E, a distance of 300.00 feet to a point in the Southerly line of Lot 8, Broadway Heights, Unit 1, recorded in Volume 2805, Page 32, Deed and Plat Records, Bexar County, Texas, being the Northerly line of said Lot 38, and being the Northwesterly corner of this herein described 1.012 acre tract of land;

Thence with the Southerly line of said Broadway Heights, Unit 1, N 89° 09' 00" E, a distance of 74.4 feet to a point for the Northeasterly corner of said Lot 38, being the Northwesterly corner of said Lot 37-B, being the point on the Southerly line of Lot 7, Broadway Heights, Unit 1, continuing 72.60 feet for a total distance of 147.00 feet to a point along the Southerly line of Lot 6, Broadway Heights, Unit 1, being the Northwesterly corner of said Lot 37-A, being the Northeasterly corner of said Lot 37-B, and being the Northeasterly corner of this herein described 1.012 acre tract of land;

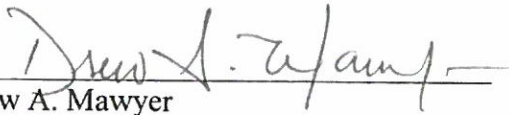
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Thence departing the Southerly line of Lot 6, Broadway Heights, Unit 1, with the Westerly line of said Lot 37-A, S 00° 51' 00" W, a distance of 300.00 feet to the POINT OF BEGINNING of this herein described 1.012 acre tract of land;

"This document was prepared under 22 TAC §663.21, 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."

Bearings based on the Southerly line of Broadway Heights Subdivision as recorded in Volume 2805 Page 32 of the Deed and Plat Records of Comal County, Texas.

Metes and Bounds prepared this the 22nd day of August 2017.



Drew A. Mawyer

Registered Professional Land Surveyor No. 5348

TBPLS Firm Registration #10191500

5151 W. ST. HWY 46, New Braunfels, TX 78132

Job: BRD163 - SANDALWOOD 1500 BLK - 1.012 AC MB

