

22018337



**METES AND BOUNDS DESCRIPTION
FOR A
0.844 ACRE TRACT OF LAND
"ZONING"**

Being 0.844 acres of land situated in the City of San Antonio, Bexar County, Texas, and being all of Lot 84, New City Block 11882, Karleen H. Kaufman Addition, according to the plat thereof recorded in Volume 3975, Pages 60-61, of the Deed and Plat Records of Bexar County, Texas, as conveyed to Sandalwood, LLC, and recorded in Volume 16977, Page 453, of the Official Public Records of Bexar County, Texas, and all of Lot 37-A, New City Block 11882, Olmos Park Heights Subdivision, according to the plat thereof recorded in Volume 3975, Page 152, of the Deed and Plat Records of Bexar County, Texas, as conveyed to Encarnacion M. Rodriguez and wife, Margaret Rodriguez, and recorded in Volume 5965, Page 933, of the Official Public Records of Bexar County, Texas, and said 0.844 acre tract of land being more particularly described as follows:

BEGINNING at a point in the North Right-of-Way (R.O.W.) line of East Sandalwood Lane (formerly West Lawndale Drive) (a 50' wide R.O.W.), being the Southeast corner of said Lot 84, the Southwest corner of Lot 85, of said Karleen H. Kaufman Addition, and being the Southeast corner of this herein described tract of land;

THENCE with the North R.O.W. line of said East Sandalwood Lane, and with the South line of said Lot 84, S 90° 00' 00" W, a distance of 50.00 feet to a point in the North R.O.W. line of said East Sandalwood Lane, being the Southwest corner of said Lot 84, the Southeast corner of said Lot 37-A, and being a South corner of this herein described tract of land;

THENCE continuing with the North R.O.W. line of said East Sandalwood Lane, and with the South line of said Lot 37-A, S 90° 00' 00" W, a distance of 72.60 feet to a point in the North R.O.W. line of said East Sandalwood Lane, being the Southeast corner of Lot 37-B, of said Olmos Park Heights Subdivision, as conveyed to Sandalwood, L.L.C., and recorded in Volume 16867, Page 427, of the Official Public Records of Bexar County, Texas, and being the Southwest corner of said Lot 37-A and this herein described tract of land;

THENCE departing the North R.O.W. line of said East Sandalwood Lane, and with the common line between said Lot 37-A and said Lot 37-B, N 00° 00' 00" E, a distance of 300.00 feet to a point for the Northeast corner of said Lot 37-B, being in the South line of Lot 6, Block 2, Broadway Heights Subdivision, as recorded in Volume 2805, Page 32, of the Deed and Plat Records of Bexar County, Texas, as conveyed to Charles A. C. Gentles and Pamela Ann Gentles, as recorded in Volume 11114, Page 980, of the Official Public Records of Bexar County, Texas, and being the Northwest corner of said Lot 37-A and this herein described tract of land;

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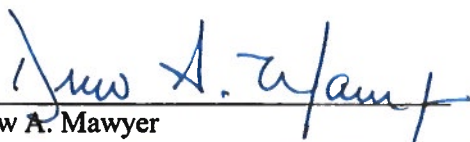
THENCE with the South line of said Lot 6, the South line of Lot 5, of said Broadway Heights Subdivision, as conveyed to Henry C. Gonzales, and recorded in Volume 14686, Page 1785, of the Official Public Records of Bexar County, Texas, and the North line of said Lot 37-A, N 90° 00' 00" E, a distance of 72.60 feet to a point for the Southeast corner of said Lot 5, the Southwest corner of Lot 4, of said Broadway Heights Subdivision, as conveyed to Jessie G. Fernandez, and recorded in Deed No. 14217-034527, of the Official Public Records of Bexar County, Texas, being the Northeast corner of said Lot 37-A, the Northwest corner of said Lot 84, and a North corner of this herein described tract of land;

THENCE with the South line of said Lot 4, and with the North line of said Lot 84, N 90° 00' 00" E, a distance of 50.00 feet to a point in the South line of said Lot 4, being the Northwest corner of aforementioned Lot 85, and being the Northeast corner of said Lot 84 and this herein described tract of land;

THENCE with the common line between said Lot 84 and said Lot 85, S 00° 00' 00" W, a distance of 300.00 feet to the POINT OF BEGINNING, and containing 0.844 acres of land, more or less.

"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 Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.



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BRD239- SANDALWOOD 0.844 AC ZONING

