



Z2018196

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

Being 1.928 acres of land designated as Tract 5 on the plat of survey made by C. I. Swan, County Surveyor, on October 30, 1948, out of the Edwin Menn Original 120 acre tract out of the Maria G. De Los Santos Survey No. 82, Abstract No. 664, New City Block 17972, as conveyed to Deborah D. Jonas, and recorded in Volume 15461, Page 2158, of the Official Public Records of Bexar County, Texas, being situated in San Antonio, Bexar County, Texas, and said 1.928 acres of land being more particularly described as follows:

**BEGINNING** at the most Easterly corner of Lot 47, Block 1, County Block 4446-D, of the John Marshall Subdivision, Unit 1-C, Subdivision Replat, as recorded in Volume 9503, Page 14, of the Deed and Plat Records of Bexar County, Texas, in the Northwest Right-of-Way (R.O.W.) line of Eckhert Road (F.M. 1517) (an 86' wide R.O.W.), being the most Southerly corner of said 1.928 acre tract of land, and being the most Southerly corner of this herein described tract of land;

**THENCE** departing the Northwest R.O.W. line of said Eckhert Road, with the common line between said John Marshall Subdivision, Unit 1-C, Subdivision Replat, and said 1.928 acre tract of land, N 55° 15' 00" W, a distance of 417.40 feet to a corner in the Southeast line of Lot 23, Block 1, John Marshall Subdivision, Unit 1, Subdivision Replat, as recorded in Volume 7900, Page 231, of the Deed and Plat Records of Bexar County, Texas, being the most Northerly corner of Lot 49, of said John Marshall Subdivision, Unit 1-C, Subdivision Replat, the most Westerly corner of said 1.928 acre tract of land, and being the most Westerly corner of this herein described tract of land;

**THENCE** with the Southeast line of said John Marshall Subdivision, Unit 1-C, Subdivision Replat, with the Southeast line of the John Marshall Subdivision, Unit 1, Subdivision Replat, as recorded in Volume 7500, Page 140, of the Deed and Plat Records of Bexar County, Texas, and with the Northwest line of said 1.928 acre tract of land, N 34° 45' 00" E, a distance of 208.70 feet to a corner in the Southeast line of Lot 17, Block 1, of said John Marshall Subdivision, Unit 1, Subdivision Replat, same being the most Westerly corner of a called 2.0 acre tract of land, as conveyed to Deborah D. Jonas, and recorded in Volume 6700, Page 1397, of the Official Public Records of Bexar County, Texas, being the most Northerly corner of said 1.928 acre tract of land, and the most Northerly corner of this herein described tract of land;

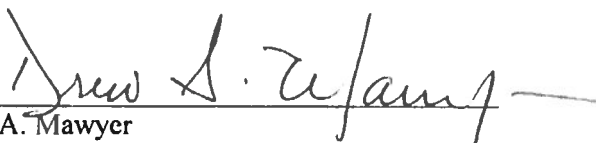
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THENCE departing the Southeasterly line of said John Marshall Subdivision, Unit 1, Subdivision Replat, with the common line between said 2.0 acre tract of land and said 1.928 acre tract of land, S 55° 15' 00" E, a distance of 417.40 feet to a corner in the Northwest R.O.W. line of said Eckhert Road, for the most Southerly corner of said 2.0 acre tract of land, the most Easterly corner of said 1.928 acre tract of land, and being the most Easterly corner of this herein described tract of land;

THENCE with the Northwest R.O.W. line of said Eckhert Road, and the Southeast line of said 1.928 acre tract of land, S 34° 45' 00" W, a distance of 208.70 feet to the POINT OF BEGINNING, and containing 1.928 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 Deed recorded in Volume 15461, Page 2158 of the Official Public Records of Bexar County, Texas/.

  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W. SH 46, New Braunfels, Tx 78132  
BRD208- 8215 Eckhert 1.928 Ac. Zoning M&B

