



METES AND BOUNDS DESCRIPTION  
FOR A  
12.088 ACRE TRACT OF LAND  
“ZONING”

BEING a 12.088 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being out of N.C.B 10578 and being that same tract of land described as 12.129 acres in Volume 13725 Page 2273 of the official Public Records of Bexar County, Texas, and said 12.088 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a point on the northwest line of East Commerce St., said point being the Southeasterly corner of Lot 8, N.C.B. 10578, Second Baptist Arms Subdivision, and the Southerly corner of this herein described tract of land;

THENCE departing East Commerce Street and with the Northeasterly line of said Lot 8, N 42° 29' 00" W, a distance of 971.19 feet to a point for the Northerly corner of said Lot 8, an interior corner of this herein described tract of land;

THENCE S 36° 16' 49" W, along the northwest line of Lot, a distance of 459.25' to a point for the Westerly corner of said Lot 8, and a corner of this herein described tract of land;

THENCE N 42° 29' 00" W, a distance of 191.57' to a point on the Southeast side of the Salado Creek for the most westerly corner of this tract;

THENCE with the Southeast line of said Salado Creek, the following calls:

N 50° 07' 00" E, a distance of 76.76' feet to a point;

N 36° 37' 00" E, a distance of 90.67' to a point;

N 12° 36' 00" E, a distance of 180.80' to a point;

N 07° 27' 00" E, a distance of 128.10 feet to a point for a Westerly corner of a 22.636 acre tract of land as described in Volume 15854 Page 2256 of the Official Public Records of Bexar County, Texas, and being the most Northerly corner of this herein described tract of land;

THENCE S 72° 53' 53" E, a distance of 290.12 feet to a point for a corner;

THENCE departing said Northerly corner, and with the Southwesterly line of said 22.636 acre tract of land, S 73° 26' 00" E, a distance of 1036.08 feet to a point for an Easterly corner of this herein described tract of land;

S 01° 15' 00" E, a distance of 205.22 feet to a point for the Northeasterly corner of Lot 10, NCB 10578 Subdivision as recorded in Volume 5870, page 73 of the Deed and Plat Records of Bexar County, Texas;

THENCE with the Northerly and Westerly lines of said 10578 Subdivision, the following calls:

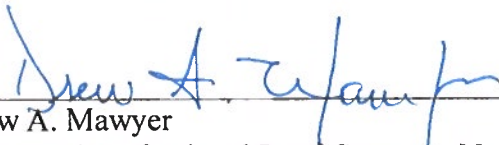
S 64° 06' 00" W, a distance of 199.72 feet to a corner;

S 00° 03' 00" W, a distance of 139.02 feet to a point in the Northwesterly line of East Commerce Street, and being the Southwesterly corner of said NCB 10578 Subdivision, and a Southeasterly corner of this herein described tract of land;

THENCE with the Northwesterly line of East Commerce Street, S 64° 06' 00" W, a distance of 230.23 feet to the POINT OF BEGINNING, and containing 12.088 acres 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 deeds and plats as referenced herein.

  
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5151 W. SH 46, NEW BRAUNFELS, TX 78132  
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