



Z2018265

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 1.120 acre, or 48,801 square feet more or less, tract of land out of that Tract 1 described in deed to RWJ Properties, Inc. recorded in Volume 14697, Page 1245 of the Official Public Records of Bexar County, Texas, out of the M. A. De Los Santos Coy Survey No. 306, Abstract 135, New City Block 13806 of the City of San Antonio, Bexar County, Texas. Said 1.120 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 found ½ inch iron rod with cap marked "DYE" on the south line of Lot 16, New City Block 13806 Gajeske Commercial Subdivision recorded in Volume 9714, Page 23 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of Lot 14, New City Block 13806 ABC Pest and Lawn Service Subdivision recorded in Volume 9583, Page 174 of said Deed and Plat Records, same being Tract 2 described in deed to said RWJ Properties, Inc, the northwest corner of the herein described tract, and from which a found ½ inch iron rod on the southeast right-of-way line of Interstate Highway 35, a 300 foot right-of-way, the west corner of said Lot 16, the north corner of said Tract 2 bears, S 89°41'30" W, a distance of 4.33 feet to a set ½ inch iron rod with cap marked "Pape-Dawson", N 89°49'10" W, a distance of 134.35 feet to a found ½ inch iron rod, N 24°48'14" W, a distance of 255.28 feet;

THENCE: N 89°41'30" E, along and with the south line of said Lot 16, the north line of said Tract 1, passing at a distance of 358.86 feet to the southeast corner of said Lot 16, the southwest corner of Lot 8, New City Block 13806 Weidner Rd. Supply Warehouse Subdivision recorded in Volume 9606, Page 97 of said Deed and Plat Records continuing for a total distance of 380.03 feet to a set ½ inch iron rod with cap marked "Pape-Dawson" at the northwest corner of a tract described in deed to Rodolfo Antonio Ramos & Julissa Gonzalez-Gomez recorded in Volume 18297, Page 1715 of said Official Public Records, the northeast corner of the herein described tract;

S 00°05'35" E, departing the south line of said Lot 8, along and with the west line of said Ramos tract, the east line of the herein described tract, a distance of 126.92 feet to a found ½ inch iron rod at the northeast corner of a tract described in deed to Lura N. & Sherry D. Daffin recorded in Volume 14924, page 585 of said Official Public Records, the southeast corner of the herein described tract;

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THENCE: Departing the west line of said Ramos tract, along and with the north line of said Daffin tract, the north lines of a tract described in deed to Prisela Juarez recorded in Volume 13823, Page 1938, a tract described in deed to Rosalia O. Juarez recorded in Volume 15213, Page 1856, a tract described in deed to Scott Styles recorded in Volume 14924, Page 585, a tract described in deed to Irene A. Arriaga recorded in Volume 14971, Page 2135 of said Official Public Records, the north line of Lot 2, Block J, New City Block 13763, Morningside Park Subdivision Unit 1, recorded in Volume 9526, Page 136 of said Deed and Plat Records, the following bearings and distances:

S 89°12'58" W, a distance of 149.09 feet to a found 1 inch iron pipe for an angle point;

S 89°16'46" W, a distance of 201.19 feet to a found ½ inch iron rod at the northeast corner of said Lot 2, the northwest corner of said Arriaga tract;

S 89°25'54" W, a distance of 29.79 feet to a set ½ inch iron rod with cap marked "Pape-Dawson" at the southeast corner of said Tract 2 and said Lot 14, the southwest corner of the herein described tract;

THENCE: N 00°05'00" W, a distance of 129.74 feet to the POINT OF BEGINNING, and containing 1.120 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 11612-00 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: March 23, 2018
JOB NO. 11612-00
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