

AN ORDINANCE 2014-11-06-0873

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

\* \* \* \* \*

**WHEREAS**, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

**WHEREAS**, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 2.412 acres out of NCB 1195 and NCB 1196 from "I-2 EP-1" Heavy Industrial Facility Parking/Traffic Control Overlay District to "C-2 EP-1" Commercial Facility Parking/Traffic Control Overlay District.

**SECTION 2.** A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

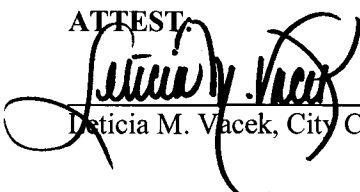
**SECTION 3.** All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.


**SECTION 4.** The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

**SECTION 5.** This ordinance shall become effective November 16, 2014.

**PASSED AND APPROVED** this 6th day of November 2014.

  
M A Y O R  
Ivy R. Taylor

ATTEST:  
  
Deticia M. Vacek, City Clerk

APPROVED AS TO FORM:  
  
for Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	Z-7 ( in consent vote: 21, P-1, Z-1, 22, Z-2, 24, P-3, Z-5, Z-6, Z-7, P-4, Z-8, P-5, Z-9, P-6, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-20, Z-21, Z-23 )						
<b>Date:</b>	11/06/2014						
<b>Time:</b>	02:13:28 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2014260 (District 2): An Ordinance amending the Zoning District Boundary from "I-2 EP-1" Heavy Industrial Facility Parking/Traffic Control Overlay District to "C-2 EP-1" Commercial Facility Parking/Traffic Control Overlay District on 2.412 acres out of NCB 1195 and NCB 1196 located at 1819, 1812 North Walters Street; 2615, 2619 & 2623 Dignowity; 710, 806 & 820 Seguin Street. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1	x					
Keith Toney	District 2		x				x
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4	x					
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x			x	



## FIELD NOTES

## FOR

A 0.065 acre, or 2,819 square feet more or less, tract of land comprised of the remainder of Lots 4 and 5 of Block 5, New City Block (N.C.B.) 1195, described in deed recorded in Volume 15083, Pages 350-365 of the Official Public Records of Real Property Bexar County, Texas, shown on City Engineers Map Number 17. Said 0.065 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;

COMMENCING: At a found Texas Department of Transportation monument (Type III) on the south right-of-way line of Seguin Street, a 55.6 feet wide public right-of-way, at the northeast corner of Lot 8, Block 4, N.C.B. 1196, 27.8 feet right of the centerline of said Seguin Street, now an angle of the south line of Interstate Highway 35 and the northwest corner of the vacated portion of Edgar Street, closed and abandoned in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, from which a found mag nail bears S 04°17' E, a distance of 1.2 feet;

THENCE: N 76°37'04" E, with the south right-of-way line of said Seguin Street and Interstate Highway 35, the north line of said Edgar Street, at 51.37 feet passing the northeast corner of the closed portion of said Edgar Street at the northwest corner of Lot 1 of Block 5 N.C.B. 1195, and continuing with the north line of said N.C.B. 1195 and south line of said Interstate Highway 35 and Seguin Street, for a total a distance of 277.33 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of said Edgar Drive, the northwest corner of Lot 6, Block 5 and a 0.239 acre tract surveyed concurrently;

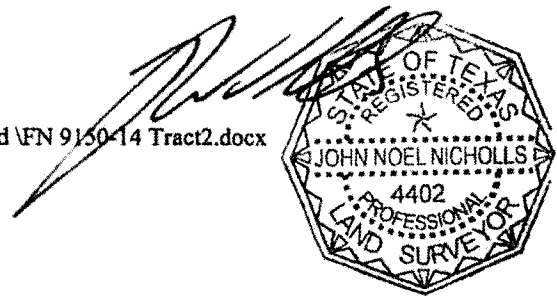
THENCE: S 00°10'42" E, departing said right-of-way line of said Interstate Highway 35 and Seguin Street and north line of said N.C.B. 1195, with the east right-of-way line of said Edgar Drive, the west line of said Lot 6 and said 0.239 acre tract, a distance of 22.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the north corner of the herein described tract and the POINT OF BEGINNING;

0.065 Acres  
Job No. 9150-14  
Phillips Tract

Z2014260

- THENCE: S 00°10'42" E, continuing with the east line of said Lot 5 and the west line of said 0.239 acre tract, a distance of 97.89 feet to set ½" iron rod with yellow cap marked "Pape-Dawson" at the southeast corner of said Lot 5, the southwest corner of said Lot 6, the northeast corner Lot 13, Block 5 N.C.B. 1195 ,the northwest corner of Lot 14, Block 5 N.C.B. 1195 and southeast corner of the herein described tract;
- THENCE: S 76°38'26" W, with the south line of said Lot 5 and Lot 4, the north line of a 0.429 acre tract, surveyed concurrently, a distance of 62.81 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the east line of said Edgar Drive for a point of non-tangent curvature and the southwest corner of the herein described tract;
- THENCE: Along a non-tangent curve to the left, with the east line of said Edgar Drive, said curve having a radial bearing of N 57°55'27" W, a radius of 999.93 feet, a central angle of 07°19'40", a chord bearing and distance of N 28°24'42" E, 127.80 feet, for an arc length of 127.89 feet to the POINT OF BEGINNING, and containing 0.065 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 9150-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 17, 2014  
JOB NO. 9150-14  
DOC. ID. N:\Survey14\14-9100\9150-14\Word\FN 9150-14 Tract2.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





FIELD NOTES  
FOR

A 0.239 acre, or 10,395 square feet more or less, tract of land being comprised of Lots 6 and the remainder of Lots 7 and 15 of New City Block (N.C.B.) 1195, described in deed recorded in Volume 13592, Pages 104-126 of the Official Public Records of Real Property Bexar County, Texas, all shown on City Engineers Map Number 17. Said 0.239 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;

COMMENCING: At a found Texas Department of Transportation monument (Type III) on the south right-of-way line of Seguin Street, a 55.6 feet wide public right-of-way, at the northeast corner of Lot 8, Block 4, N.C.B. 1196, 27.8 feet right of the centerline of said Seguin Street, now an angle of the south line of Interstate Highway 35 and at the northwest corner of said vacated portion of Edgar Street, closed and abandoned in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, from which a found mag nail bears S 04°17' E, a distance of 1.2 feet;

THENCE: N 76°37'04" E, with the south right-of-way line of said Seguin Street and Interstate Highway 35, the north line of said Edgar Street, at 51.37 feet passing the northeast corner of the closed portion of said Edgar Street at the northwest corner of Lot 1 Block 5, N.C.B. 1195, and continuing with the north line of said N.C.B. 1195 and south line of said Interstate Highway 35 and Seguin Street, for a total distance of 277.33 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", the northeast corner of said Edgar Drive, the northwest corner of Lot 6, Block 5, northwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE: N 76°37'04" E, continuing with the north line of said Lot 6 and said south line of said Interstate Highway 35 and Seguin Street, a distance of 42.10 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 50°53'25" E, departing with the southwest cutback line to North Walters, a variable width public right-of-way, a distance of 12.89 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson" on the west line of said North Walters, a variable width public right-of-way, for a point of non-tangency, a northeast corner of the herein described tract;

0.239 Acres  
Job No. 9150-14  
Estrada Tract

Z2014260

- THENCE: Along a non-tangent curve to the left, with said west line of said North Walters, said curve having a radial bearing of N 84°06'35" E, a radius of 1488.39 feet, a central angle of 04°28'18", a chord bearing and distance of S 08°07'34" E, 116.13 feet, for an arc length of 116.16 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", for a point of reverse curvature;
- THENCE: Along a reverse curve to the right, continuing with said west line of said North Walters, said curve having a radius of 1417.39 feet, a central angle of 03°52'01", a chord bearing and distance of S 08°25'43" E, 95.64 feet, for an arc length of 95.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the most easterly south corner of the herein described tract;
- THENCE: S 24°40'03" W, with the northwest cutback line of said North Walters to Dignowity Avenue, a nominal 50-foot right-of-way - 48.9 as found, a distance of 15.83 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the most southerly southeast corner of said Lot 15 and the most southerly southeast corner of the herein described tract;
- THENCE: S 76°38'26" W, with the north right-of-way line of said Dignowity Avenue, the south line of said N.C.B. 1195, a distance of 30.91 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 15, the southeast corner of Lot 14, Block 5 N.C.B. 1195, the southeast corner of a 0.429 acre tract, surveyed concurrently, and the southwest corner of the herein described tract;
- THENCE: N 00°10'42" W, departing north right-of-way line of said Dignowity Avenue and south line of said N.C.B. 1195, with the west line of said Lot 15, the east line of said Lot 14 and said 0.429 acre tract, a distance of 120.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of said Lot 15, the northeast corner of said Lot 14 and an interior corner of the herein described tract;
- THENCE: S 76°38'26" W, with the north line of said Lot 14, a distance of 45.19 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 6, the northwest corner of said Lot 14, the northeast corner of Lot 13 of Block 5, N.C.B 1195, the southeast corner of said Lot 5 of Block 5, N.C.B 1195 and the southeast corner of a 0.065 acre tract, surveyed concurrently;

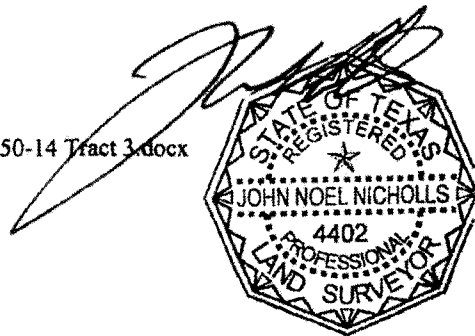


0.239 Acres  
Job No. 9150-14  
Estrada Tract

Z2014260

THENCE: N 00°10'42" W, departing the north line of said 0.429 acre tract, with the west line of Lot 6 the east line of said 0.065 acre tract, a distance of 119.91 feet the POINT OF BEGINNING, and containing 0.239 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 9150-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 17, 2014  
JOB NO. 9150-14  
DOC. ID. N:\Survey14\14-9100\9150-14\Word\FN 9150-14 Tract 3.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





FIELD NOTES  
FOR

A 1.679 acre, or 73,122 square feet more or less, tract of land comprised of that vacated portion of Edgar Street and Lots 6, 7, 8, 15 and 16 of Block 4, New City Block (N.C.B.) 1196 and Lot 1 and the remainder of Lots 2, 3, 4, 9 and 10 of Block 5, N.C.B. 1195, described in instrument and recorded in Volume 6104, Pages 54-58 of the Official Public Records of Real Property of Bexar County, Texas and all of Edgar Drive, a 40 foot easement and right-of-way all shown on City Engineers Map Number 17, said Edgar Street between N.C.B. 1195 and N.C.B. 1196 closed and abandoned in City Ordinance recorded in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, said Edgar Drive being that called Edgar Street over and across N.C.B. 1195 referred to in said Ordinance and established in that easement description recorded in Volume 1195, Pages 128-129 and accepted by City Ordinance recorded in Volume 1191, Page 141 of the Deed Records of Bexar County, Texas. Said 1.679 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 Texas Department of Transportation monument (Type III) on the south right-of-way line of Seguin Street, a 55.6 feet wide public right-of-way, at the northeast corner of Lot 8, Block 4, N.C.B. 1196, 27.8 feet right of the centerline of said Seguin Street, now an angle of the south line of Interstate Highway 35 and at the northwest corner of said vacated portion of Edgar Street, closed and abandoned in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, from which a found mag nail bears S 04°17' E, a distance of 1.2 feet;

**THENCE:** N 76°37'04" E, with the south right-of-way line of said Seguin Street and said Interstate Highway 35, at 51.37 feet passing the northeast corner of the closed portion of said Edgar Street at the northwest corner of Lot 1 of Block 5, N.C.B. 1195, and continuing with the north line of said N.C.B. 1195 and south line of said Interstate Highway 35 and Seguin Street, for a total distance of 277.33 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northeast corner of said Edgar Drive, the northwest corner of Lot 6, Block 5 and a 0.239 acre tract surveyed concurrently and the most northerly northeast corner of the herein described tract;

1.679 Acres  
Job No. 9150-14  
UP Tract

- THENCE: S 00°10'42" E, departing the said south right-of-way line of said Interstate Highway 35 and said north line of said N.C.B. 1195, with the east right-of-way line of said Edgar Drive and the west line of said Lot 6 and said 0.239 acre tract, a distance of 22.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the north corner of a 0.065 acre tract surveyed concurrently being that tract described in deed recorded in Volume 15083, Pages 350-365 of the Official Public Records of Real Property of Bexar County, Texas, surveyed concurrently;
- THENCE: Along a non-tangent curve to the right, continuing with the east right-of-way line of said Edgar Drive and with the west line of said 0.065 acre tract and a west line of a 0.429 acre tract surveyed concurrently, described in deed recorded in Volume 5069, Pages 682-687 of the Official Public Records of Real Property of Bexar County, Texas, said curve having a radial bearing of N 65°15'08" W, a radius of 999.93 feet, a central angle of 16°14'14", a chord bearing and distance of S 32°51'59" W, 282.43 feet, for an arc length of 283.37 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for an angle;
- THENCE: S 00°10'42" E, continuing with said east right-of-way line of said Edgar Drive, a distance of 17.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the north right-of-way line of Dignowity Avenue, a nominal 50-foot foot wide public right-of-way – 48.9 feet as found, at the southeast corner of said Edgar Drive, the southwest corner of said 0.429 acre tract
- THENCE: S 76°38'26" W, with said right-of-way line of said Dignowity Avenue and with the south line of said N.C.B. 1195 and 1196, a distance of 203.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 15, Block 4 of N.C.B 1196, and the southeast corner of Lot 14, Block 4 N.C.B. 1196, from which a found iron rod with cap marked "Landmark" bears S 37°43' W a distance of 1.1 feet;
- THENCE: N 00°10'42" W, departing the said north right-of-way line of said Dignowity and said south line of N.C.B. 1196, with the east line of said Lot 14 and with the west line of said Lot 15, a distance of 120.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of said Lot 15, from which a found iron rod with cap marked "Landmark" bears S 30°30' W a distance of 0.6 feet;
- THENCE: S 76°38'26" W, with the north line of said Lot 14 and the south line of said Lot 6, a distance of 42.09 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the southwest corner of said Lot 6, the southeast corner of Lot 5, Block 4 N.C.B. 1196 recorded in Volume 6095, Pages 192-194 of Official Public Records of Real Property Bexar County, the northeast corner of Lot 13 Block 4 N.C.B. 1196 recorded in Volume 4588, Pages 1887-1888 of Official Public

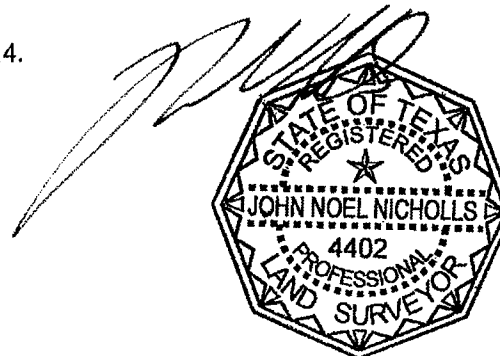
1.679 Acres  
Job No. 9150-14  
UP Tract

Records of Real Property Bexar County, Texas, and the northwest corner of said Lot 14, from which a found ½" iron rod with cap marked "Landmark" bears S 32°11' W a distance of 0.5 feet;

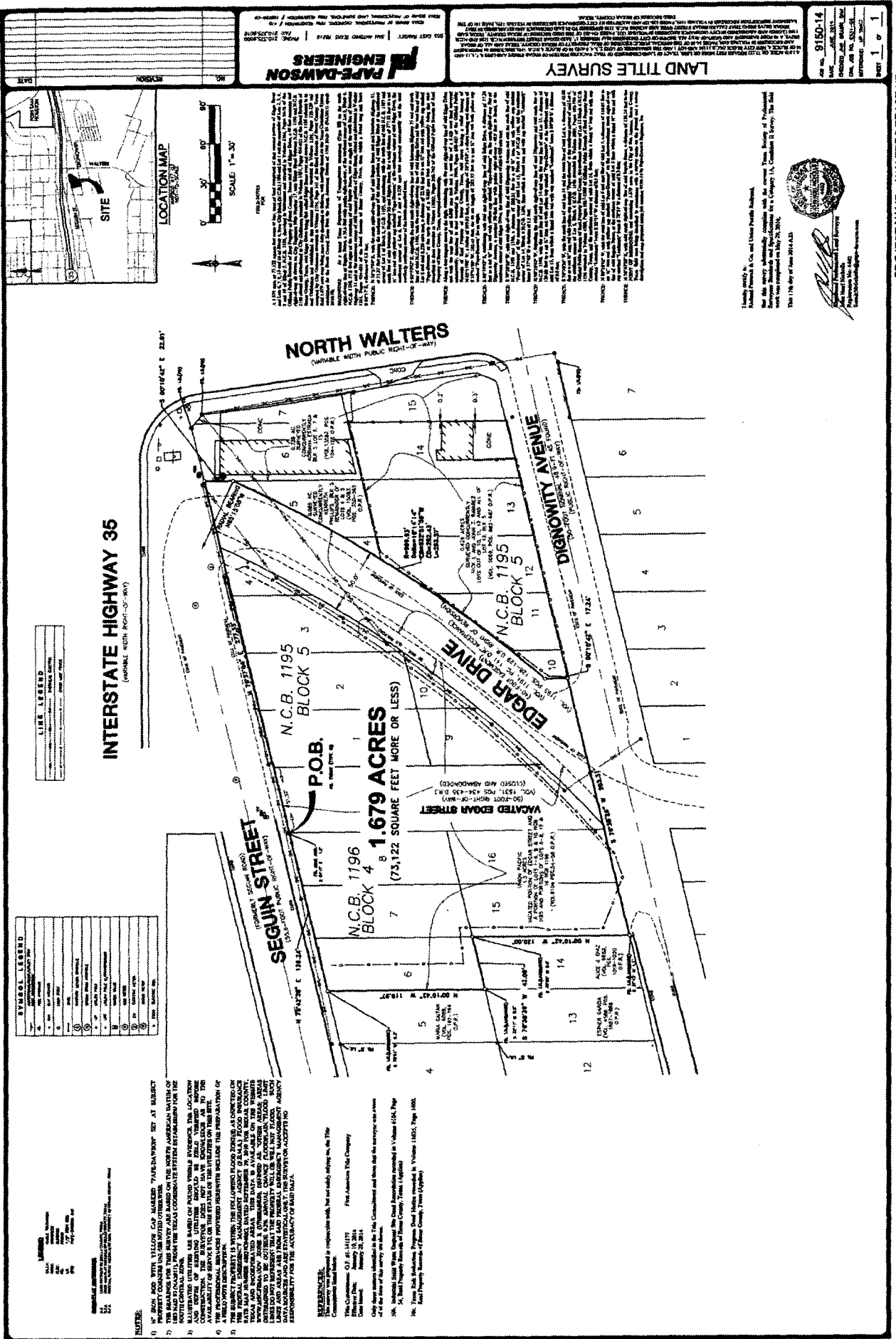
THENCE: N 00°10'42" W, with the west line of said Lot 6 and east line of said Lot 5, a distance of 119.97 feet to set ½" iron rod with yellow cap marked "Pape-Dawson" on the aforementioned south right-of-way line of said Seguin Street, at the northeast corner of said Lot 5 from which a found ½" iron rod with cap marked "Landmark" bears S 78°51' W a distance of 0.3 feet;

THENCE: N 76°42'30" E, with said south right-of-way line of said Seguin Street, a distance of 126.24 feet to the POINT OF BEGINNING, and containing 1.679 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 9150-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 17, 2014, October 27, 2014.  
JOB NO. 9150-14  
DOC. ID. FN9150-14 Tract 1.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



22014260



**SYMBOL LEGEND**

1	Survey Boundary
2	Property Boundary
3	Right-of-Way Boundary
4	Water
5	Other
6	Other
7	Other
8	Other
9	Other
10	Other
11	Other
12	Other
13	Other
14	Other
15	Other
16	Other

**LINE LEGEND**

1	Survey Boundary
2	Property Boundary
3	Right-of-Way Boundary
4	Water
5	Other
6	Other
7	Other
8	Other
9	Other
10	Other
11	Other
12	Other
13	Other
14	Other
15	Other
16	Other

**NOTES:**

- 1) THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE NORTH CAROLINA SURVEYING ACT OF 1975, AS AMENDED.
- 2) THE BOUNDARIES OF THIS TRACT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983.
- 3) ALL MEASUREMENTS WERE MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROVISIONS OF THE NORTH CAROLINA SURVEYING ACT OF 1975, AS AMENDED.
- 4) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 5) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 6) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 7) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 8) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 9) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 10) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 11) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 12) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 13) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 14) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 15) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.
- 16) THE SURVEYOR HAS REVIEWED ALL RECORDS AND MAPS OF RECORD IN HIS POSSESSION AND HAS FOUND NO RECORDS OR MAPS OF RECORD WHICH WOULD AFFECT THE BOUNDARIES OF THIS TRACT.

**REFERENCES:**

The survey was made in compliance with the provisions of the North Carolina Surveying Act of 1975, as amended.

Surveyor: [Name]

Date: [Date]

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**ADDITIONAL NOTES:**

The survey was made in compliance with the provisions of the North Carolina Surveying Act of 1975, as amended.

Surveyor: [Name]

Date: [Date]

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**ADDITIONAL NOTES:**

The survey was made in compliance with the provisions of the North Carolina Surveying Act of 1975, as amended.

Surveyor: [Name]

Date: [Date]

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**ADDITIONAL NOTES:**

The survey was made in compliance with the provisions of the North Carolina Surveying Act of 1975, as amended.

Surveyor: [Name]

Date: [Date]

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**ADDITIONAL NOTES:**

The survey was made in compliance with the provisions of the North Carolina Surveying Act of 1975, as amended.

Surveyor: [Name]

Date: [Date]

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**ADDITIONAL NOTES:**

The survey was made in compliance with the provisions of the North Carolina Surveying Act of 1975, as amended.

Surveyor: [Name]

Date: [Date]

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**ADDITIONAL NOTES:**

The survey was made in compliance with the provisions of the North Carolina Surveying Act of 1975, as amended.

Surveyor: [Name]

Date: [Date]

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**ADDITIONAL NOTES:**

The survey was made in compliance with the provisions of the North Carolina Surveying Act of 1975, as amended.

Surveyor: [Name]

Date: [Date]

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**ADDITIONAL NOTES:**

The survey was made in compliance with the provisions of the North Carolina Surveying Act of 1975, as amended.

Surveyor: [Name]

Date: [Date]

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

**ADDITIONAL NOTES:**

The survey was made in compliance with the provisions of the North Carolina Surveying Act of 1975, as amended.

Surveyor: [Name]

Date: [Date]

**PROPERTY INFORMATION:**

Tract: Walters Tract-Up

Block: N.C.B. 1195 Block 5

Area: 1.679 ACRES (73,122 SQUARE FEET MORE OR LESS)

Point of Beginning (P.O.B.)

PROJECT NAME: WALTERS TRACT-UP





FIELD NOTES

22014260

FOR

A 0.429 acre, or 18,681 square feet more or less, tract of land being comprised of remaining portions of Lots 10, 11, 12, all of Lot 13 of New City Block (N.C.B.) 1195, described in deed recorded in Volume 5069, Pages 682-687 of the Official Public Records of Real Property Bexar County, Texas, and all of Lot 14 N.C.B. 1195, recorded in Volume 4290, Pages 725-726 of the Official Public Records of Real Property Bexar County, Texas. Said 0.429 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;

COMMENCING: At a found Texas Department of Transportation monument (Type III) on the south right-of-way line of Seguin Street, a 55.6 feet wide public right-of-way, at the northeast corner of Lot 8, Block 4, N.C.B. 1196, 27.8 feet right of the centerline of said Seguin Street, now an angle of the south line of Interstate Highway 35 and at the northwest corner of said vacated portion of Edgar Street, closed and abandoned in Volume 1531, Pages 434-435 of the Deed Records of Bexar County, Texas, from which a found mag nail bears S 04°17' E, a distance of 1.2 feet;

THENCE: S 00°10'42" E, departing said south right-of-way line of said Seguin Street and Interstate Highway 35, with the west line of said vacated portion of Edgar Street, the east lines of Lot 8 and Lot 16, Block 4 N.C.B. 1196, a distance of 239.82 feet to a point on the north right-of-way line of Dignowity Avenue, a nominal 50-foot public right-of-way – found as 48.9 foot, the southeast corner of said Lot 16 and the southwest corner of said vacated portion of Edgar Street;

THENCE: N 76°38'26" E, with said north right-of-way line of said Dignowity Avenue and the south line of N.C.B. 1195, a distance of 115.60 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for the southwest corner of the herein described tract and the POINT OF BEGINNING;

THENCE: N 00°10'42" W, departing said north right-of-way line of said Dignowity Avenue, with the east line of Edgar Drive, a 40 foot easement and right-of-way, a distance of 17.24 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", for a point of non-tangency;

THENCE: Along a non-tangent curve to the left, continuing with the east line of said Edgar Drive, said curve having a radial bearing of N 49°00'54" W, a radius of 999.93 feet, a central angle of 08°54'34", a chord bearing and distance of N 36°31'49" E, 155.33 feet, for an arc length of 155.49 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of the herein described tract;



0.429 Acres  
Job No. 9150-14  
Ramirez Tract

22014260

- THENCE: N 76°38'26" E, departing said east right-of-way line of said Edgar Drive, with the south line of a 0.065 acre tract, surveyed concurrently, to a set ½" iron rod with yellow cap marked "Pape-Dawson", a distance of 108.00 feet for the northeast corner of said Lot 14, the northwest corner of Lot 15, Block 5 N.C.B. 1195, the southeast corner of Lot 6, Block 5 N.C.B. 1195, the southwest corner of Lot 7 and the northeast corner of the herein described tract;
- THENCE: S 00°10'42" E, with the east line of said Lot 14 and the west line of said Lot 15, Block 5 N.C.B. 1195, a distance of 120.02 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on said north right-of-way line of said Dignowity Avenue, at the southeast corner of said Lot 14, the southwest corner of said Lot 15 and the southeast corner of the herein described tract;
- THENCE: S 76°38'26" W, with said north right-of-way line of said Dignowity Avenue and the south line of said N.C.B. 1195, a distance of 203.36 feet to the POINT OF BEGINNING, and containing 0.429 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 9150-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 17, 2014  
JOB NO. 9150-14  
DOC. ID. N:\Survey\14\14-9100\9150-14\Word\FN 9150-14 Tract 4.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

