



Z2017263

Updated FN

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METES AND BOUNDS DESCRIPTION
FOR A
0.788 ACRE TRACT OF LAND

Being 0.788 of an acre tract of land, being all of Lot 81, Lot 82, and Lot 71-A, N.C.B 11884, Leon B. Kaufman Addition, according to the Plat thereof recorded in Volume 3975, Page 68 of the Map and Plat Records, Bexar County, Texas, a subdivision of the West part of Lot 71 in Olmos Park Heights, according to the Plat recorded in Volume 980, Page 29, Map and Plat Records, Bexar County, Texas and said 0.788 acre tract of land being more particularly described as follows:

BEGINNING at a point at the intersection of the Southerly right-of-way line of Sandalwood and the Easterly right-of-way line of Teak Ln., being the Northwestern corner of said Lot 81, and being the Northwestern corner of this herein described 0.788 acre tract of land;

Thence along the Southerly right-of-way line of Sandalwood, with the Northerly line of said Lot 81, N 89° 42' 16" E, a distance of 50.20 feet to a point for the Northeasterly corner of said Lot 81 and being the Northwestern corner of said Lot 82, continuing 94.90 feet to a point for the Northeasterly corner of said Lot 82 and being the Northwestern corner of said Lot 71-A, and continuing 75.58 feet for a total distance of 220.68 to a point for the Northeasterly corner of said Lot 71-A, being the Northwestern corner of Lot 96, Sunset Multi-Family as recorded in Volume 9664, Page 64 of the Official Public Records, Bexar County, Texas and being the Northeasterly corner of this herein described 0.788 acre tract of land;

Thence departing the Southerly right-of-way line of Sandalwood, with the Westerly line of said Lot 96, S 00° 26' 31" E, a distance of 195.83 feet to point in the Northerly line of a 0.492 acre tract of land conveyed to Larry K. Scholze as described in Volume 8247, Page 625 of the Official Public Records of Bexar County, Texas, being the Southwesterly corner of said Lot 96, being the Southeasterly corner of said Lot 71-A, and being the Southeasterly corner of this herein described 0.788 acre tract of land;

Thence with the Northerly line of said Larry Scholze tract, N 84° 44' 12" W, and continuing with the Northerly line of a 0.492 acre tract of land conveyed to Nieves T. Garcia as described in Volume 3781 Page 382 of the Deed Records of Bexar County, Texas, a distance of 76.80 feet to point for the Southwesterly corner of said Lot 71-A, being the Southeasterly corner of Lot 83, Leon B. Kaufman Addition, recorded in Volume 3975, Page 68 of the Map and Plat Records, and being a Southerly corner of this herein described 0.788 acre tract of land;

Thence departing the Northerly line of said Nieves Garcia Tract, with the Easterly line of said Lot 83, N 00° 11' 12" W, a distance of 49.94 feet to a point for the Northeasterly corner of Lot 83, being the Southeasterly corner of said Lot 82, and being the an interior corner of this herein described 0.788 acre tract of land;

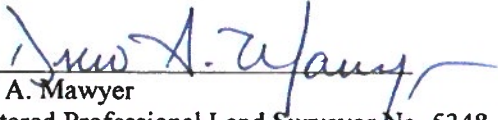
Thence with the Northerly line of said Lot 83, being the Southerly line of Lot 82 and Lot 81, N 84° 48' 17" W, a distance of 156.54 feet to a point in the Easterly right-of-way line of said Teak Ln, being the Northwestern corner of said lot 83, being the Southwesterly corner of said Lot 81, and being the Southwesterly corner of this herein described 0.788 acre tract of land;

Thence with the Easterly right-of-way line of Teak Ln., N 04° 47' 48" E, a distance of 123.96 feet to the POINT OF BEGINNING of this herein described 0.788 acre tract 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 Survey dated April 3, 2017 by Mark Ewald RPLS 5095.

Zoning Metes and Bounds prepared this the 24th day of August 2017.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. ST. HWY 46, New Braunfels, TX 78132
Job: BRD - SANDALWOOD 1400 BLK - 0.788 AC MB

REV. H.C.B. 9/14/17

