

Field Notes Description of a 0.297 of an acre tract

A 0.297 of an acre tract of land, New City Block 2533, in the City of San Antonio, Bexar County, Texas, being the same remaining portions of Lots 13, 14, and 15, Block C described in Warranty Deed with Vendor's Lien conveyed to Bertha Ortiz recorded in Volume 6823, Page 891, said 0.297 of an acre of land also being comprised of a portion of a 0.0098 acre tract described in Warranty Deed conveyed to Bertha Ortiz recorded in Volume 17058, Page 701, all of the Official Public Records of Bexar County, Texas; said 0.297 of an acre tract of land being more particularly described as follows:

Beginning: at a point on the east right of way line of South Zarzamora Street, a 75-foot wide right of way as established by the northeast corner of a 0.0192 of an acre tract conveyed to City of San Antonio described in Special Warranty Deed recorded in Volume 16667, Page 478 of the Official Public Records of Bexar County, Texas, being the northwest corner of said 0.0098 acre tract of land, and being the southeast corner of Lot 47, Block C, New City Block 2533 as shown on subdivision plat of Family Dollar South Zarzamora recorded in Volume 9681, Page 218 of the Official Public Records of Bexar County, Texas, said point being the northwest corner of the herein described tract;

Thence, leaving the east right of way line of said South Zarzamora Street, with the south boundary of said Lot 47, Block C and with the north boundary of said 0.0098 acre tract, South 83 degrees 59 minutes 30 seconds East (reference bearing), a distance of 158.41 feet to a point, being the northeast corner of the herein described tract;

Thence, leaving the south boundary of said Lot 47, Block C, over said 0.0098 acre tract, and continuing with the east boundary of the remainder of said Lot 15, South 06 degrees 02 minutes 19 seconds West, a distance of 73.01 feet to a point on the north boundary of Lot 44, Block C, New City Block 2533 as shown on plat of Pacetti Subdivision recorded in Volume 6500, Page 227 of the Official Public Records of Bexar County, Texas, said point being the most easterly southeast corner of the herein described tract;

Thence: with the north and west boundary of said Lot 44, Block C, the following two (2) courses:

North 83 degrees 57 minutes 41 seconds West, a distance of 45.20 feet to a point, being the northwest corner of said Lot 44, Block C, and being an interior corner in the herein described tract;

South 06 degrees 02 minutes 19 seconds West, a distance of 12.20 feet to a point, being the northeast corner of Lot 43, Block C, New City Block 2533 as shown on plat of C.F.C. Subdivision recorded in Volume 6100, Page 138 of the Official Public Records of Bexar County, Texas, said point being an angle point in the herein described tract;


Thence, with the north boundary of said Lot 43, Block C, North 83 degrees 57 minutes 41 seconds West, a distance of 112.77 feet to a point on the east right of way line of said South Zarzamora Street, being the southeast corner of said 0.0192 acre tract, and being the southwest corner of the herein described tract;

Thence, with the east right of way line of said South Zarzamora Street, being the east boundary of said 0.0192 acre tract, North 05 degrees 44 minutes 44 seconds East, a distance of 85.13 feet to the **Point of Beginning**, containing 0.297 of an acre of land.

Note: Bearings used in this description are referenced to the south boundary of Lot 47, Block C, New City Block 2533 as shown on subdivision plat of Family Dollar South Zarzamora recorded in Volume 9681, Page 218 of the Official Public Records of Bexar County, Texas.

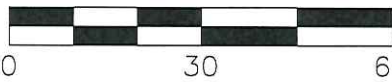
This field note description is based on recorded public information, and not on an on-the-ground field survey. An Exhibit of even date was prepared for this description.



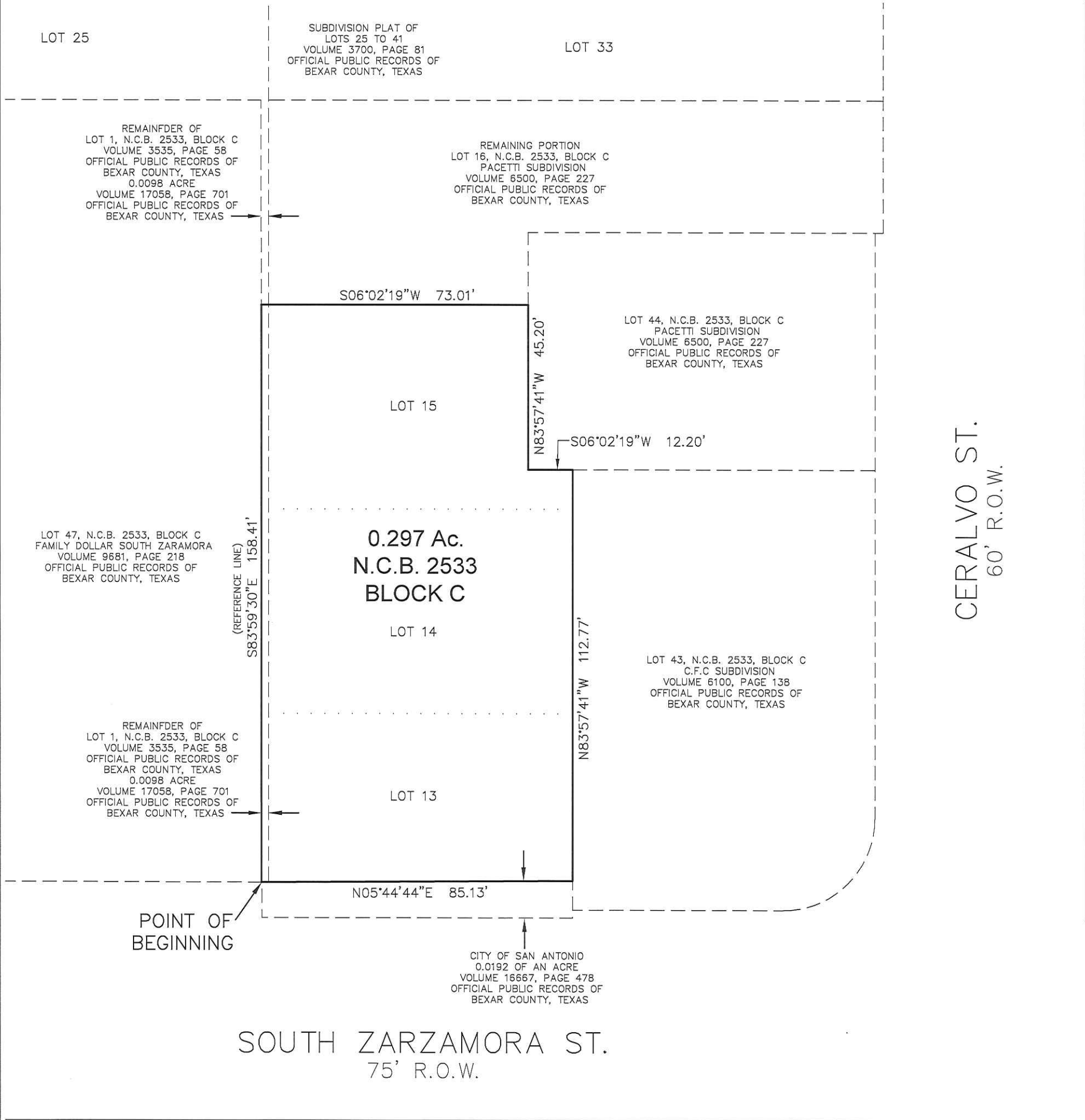

Stephanie L. James, R.P.L.S.
Registered Professional Land Surveyor
No. 5950
Date: 03/14/18



SCALE: 1"=30'



LOCATION MAP



POINT OF BEGINNING

NOTE:

- 1) BEARINGS USED IN THIS EXHIBIT ARE REFERENCED TO THE SOUTH BOUNDARY OF LOT 47, BLOCK C, NEW CITY BLOCK 2533 AS SHOWN ON SUBDIVISION PLAT OF FAMILY DOLLAR SOUTH ZARZAMORA RECORDED IN VOLUME 9681, PAGE 218, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
- 2) A FIELD NOTE DESCRIPTION OF EVEN DATE WAS PREPARED FOR THIS EXHIBIT.
- 3) THIS EXHIBIT IS BASED ON RECORDED PUBLIC INFORMATION, AND NOT ON AN ON-THE-GROUND FIELD SURVEY.



Stephanie L. James

ZONING EXHIBIT

A 0.297 OF AN ACRE TRACT OF LAND, NEW CITY BLOCK 2533, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME REMAINING PORTIONS OF LOTS 13, 14, AND 15, BLOCK C DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO BERTHA ORTIZ RECORDED IN VOLUME 6823, PAGE 891, SAID 0.297 OF AN ACRE OF LAND ALSO BEING COMPRISED OF A PORTION OF A 0.0098 ACRE TRACT DESCRIBED IN WARRANTY DEED CONVEYED TO BERTHA ORTIZ RECORDED IN VOLUME 17058, PAGE 701, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.