

**METES AND BOUNDS DESCRIPTION  
TO ACCOMPANY ZONING EXHIBIT**

BEING A 9.136 ACRE (397,963 SQUARE FEET) TRACT OF LAND SITUATED IN THE SAN ANTONIO TOWN TRACT, BEXAR COUNTY TEXAS; BEING ALL OF A CALLED 1.47 ACRE TRACT, IN NEW CITY BLOCK 63, AND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 8169, PAGE 707, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; ALL OF A CALLED 2.279 ACRE TRACT, IN NEW CITY BLOCK 63, AND DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN VOLUME 17852, PAGE 293, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; ALL OF A CALLED 274 SQUARE FOOT TRACT OF LAND, SITUATED IN NEW CITY BLOCK 63, AND DESCRIBED IN GENERAL WARRANTY DEED, RECORDED IN VOLUME 14220, PAGE 1045, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; ALL OF A CALLED 0.225 ACRE TRACT, SITUATED IN NEW CITY BLOCK 63, AND DESCRIBED IN DEED RECORDED IN VOLUME 18883, PAGE 414, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; A PORTION OF A 0.215 ACRE TRACT, SITUATED IN NEW CITY BLOCK 63, AND DESCRIBED IN DEED RECORDED IN VOLUME 18883, PAGE 418, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; A PORTION OF A 2.739 ACRE TRACT, IN NEW CITY BLOCK 1009, AND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 8169, PAGE 707, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND THE SOUTH 120' OF THE EAST 35' OF LOT 29, IN NEW CITY BLOCK 1009, SAN ANTONIO, BEXAR COUNTY, TEXAS AS DESCRIBED IN SPECIAL WARRANTY GIFT DEED, RECORDED IN VOLUME 17888, PAGE 970, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

**BEGINNING** at a 1/2-inch Iron Rod found on the Southwesterly right or way line of a 100 foot Union Pacific Railroad Right of way, marking the Northwesterly corner of Lot 45, New City Block 1009, 319 Peden Street Subdivision, according to plat recorded in Volume 9583, page 153, Deed and Plat Records, Bexar County, Texas;

**THENCE** S 23° 12' 08" W a distance of 220.02 feet to a 1/2-inch Iron Rod with cap stamped "Bury" Found;

**THENCE** N 65° 18' 52" W a distance of 187.12 feet to a Point;

**THENCE** S 24° 40' 43" W a distance of 39.82 feet to a Mag Nail Found at a point of curve to the right;

**THENCE** along said curve to the right having the following Parameters: Radius = 15.00 feet, Arc Length = 23.67 feet, Chord Bearing = S 20° 03' 47" E and a Chord Distance of 21.29 feet to a Mag Nail Found;

**THENCE** S 24° 35' 36" W a distance of 285.62 feet to a Point on the Northeasterly right of way line of Cevallos, a 55.6 foot public right of way;

**THENCE** N 65° 32' 51" W a distance of 703.23 feet along the Northeast right of way line of West Cevallos Street to a point of curve to the right, marking the most Westerly corner of said 2.279 Acre Tract;

**THENCE** along said curve to the right having the following Parameters: Radius = 829.70 feet, Arc Length = 37.87 feet, Chord Bearing = N 53° 03' 36" E and a Chord Distance of 37.87 feet to a 1/2-inch Iron Rod Found;

**THENCE** N 10° 47' 41" W a distance of 54.57 feet to a Point;

**THENCE** N 02° 40' 46" E a distance of 46.43 feet to a 1/2-inch Iron Rod Found;

**THENCE** N 46° 21' 46" E a distance of 58.93 feet to a Point;

**THENCE** N 50° 13' 58" E a distance of 158.17 feet to a Point;

**THENCE** N 52° 27' 39" E a distance of 271.96 feet to a 1/2-inch Iron Rod Found on the Southwesterly right of way line of said Union Pacific Railroad right of way, marking the most Northerly corner of said 2.279 Acre Tract;

**THENCE** S 65° 44' 27" E a distance of 197.33 feet to a Mag Nail Found;

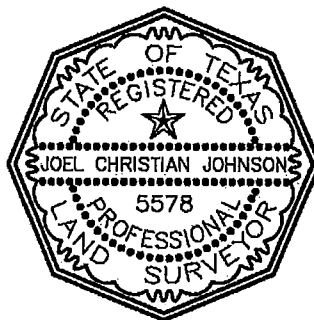
**THENCE** S 61° 52' 52" E a distance of 1.16 feet to a 1/2-inch Iron Rod with cap stamped "Brown" Found;

**THENCE** S 65° 40' 39" E a distance of 485.07 feet to the **POINT OF BEGINNING** and containing 9.136 Acres more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

**Note:** A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700



Date: June 6, 2018  
Revised: August 8, 2018  
Job No: 31990-1269