



**METES AND BOUNDS DESCRIPTION
FOR
ZONING**

A 0.684 of an acre, more or less, tract of land comprised of a 0.579 of an acre portion of Lot 19, of the W. Cevallos Subdivision Unit 2 recorded in Volume 5580, Page 98 of the Deed and Plat Records of Bexar County, Texas and 0.133 of an acre out of that Tract A-6 of the City Engineers Map No. 14 of the City of San Antonio, Bexar County, Texas. Said 0.684 of an acre tract also being all of that 0.2726 acre tract and all of that 0.3957 acre tract, both described in Document No. 20180072833 of the Official Public Records of Bexar County, Texas, in New City Block 918 of the City of San Antonio, Bexar County, Texas. Said 0.684 of an acre tract being more fully described as follows:

- BEGINNING:** At a point on the southeast right-of-way line of Interstate Highway 35, a variable width right-of-way, the northwest corner of Lot 23, NCB 918, of the Westlands Subdivision Unit 1 recorded in Volume 9500, Page 119 of the Deed and Plat Records of Bexar County, Texas and the southwest corner of said 0.2726 of an acre tract;
- THENCE:** N 29°04'21" E, along and with the southeast right-of-way line of said Interstate Highway 35, the northwest line of said 0.2726 acre tract, a distance of 47.94 feet to a point, for the southwest corner of a 0.4919 acre tract recorded in Volume 16890, Page 469 of the Official Public Records of Bexar County, Texas;
- THENCE:** S 70°31'34" E, departing the southeast right-of-way line of said Interstate Highway 35, along and with the southwest line of said 0.4919 acre tract, and over and across said Tract A-6, passing the southwest line of said Lot 19, and continuing for a distance of 136.35 feet to a point for the southeast corner of said 0.4919 acre tract;
- THENCE:** N 28°43'37" E, continuing over and across said Lot 19, along and with the southeast line of said 0.4919 acre tract, a distance of 99.07 feet to a point;

THENCE: N 13°37'24" E, continuing over and across said Lot 19, along and with the southeast line of said 0.4919 acre tract, a distance of 86.50 feet to a point on the south right-of-way line of W. Cevallos Street, a variable width right-of-way dedicated in Volume 5580, Page 212 of the Deed and Plat Records of Bexar County, Texas, the north line of said Lot 19, the northeast corner of said 0.4919 acre tract, and the north, northwest corner of said 0.2726 acre tract;

THENCE: Southeasterly, along and with the south right-of-way line of said W. Cevallos Street, the north line of said Lot 19, the north line of said 0.2726 acre tract and said 0.394 acre tract, along a non-tangent curve to the right, said curve having a radial bearing of S 01°30'04" E, a radius of 357.00 feet, a central angle of 17°33'46", a chord bearing and distance of S 82°43'11" E, 109.00 feet, for an arc length of 109.43 feet to a point for the northern most northwest corner of said Lot 23, the northeast corner of said 0.394 acre tract;

THENCE: S 13°33'38" W, departing the south right-of-way line of said W. Cevallos Street, along and with a northwest line of said Lot 23, the east line of said 0.394 acre tract, a distance of 99.45 feet to a point;

THENCE: S 41°45'16" W, continuing along and with a northwest line of said Lot 23, the east line of said 0.394 acre tract, a distance of 167.48 feet to a point for the southeast corner of said 0.394 acre tract and a reentrant corner of said Lot 23;

THENCE: N 70°35'20" W, along and with a north line of said Lot 23, the southwest line of said 0.394 acre tract and 0.2726 acre tract, a distance of 204.74 feet to the POINT OF BEGINNING, and containing 0.684 of an acre in the City of San Antonio, Bexar County, Texas.

"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."

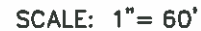
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 7, 2018
JOB NO. 11739-01
DOC. ID. N:\CIVIL\11739-01\Word\FNZN-0.684 AC.docx



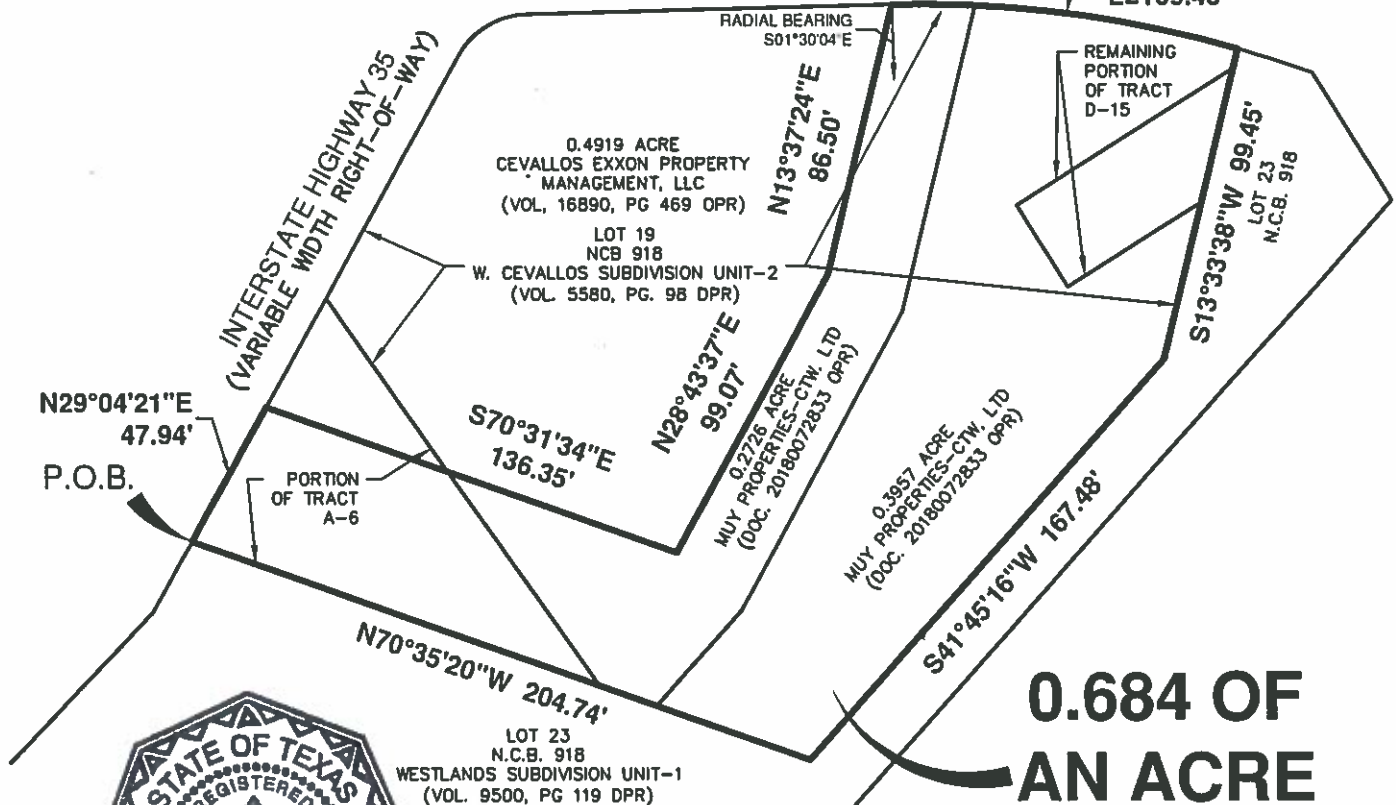


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| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| OPR | OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| PR | PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| FIR | FOUND 1/2" IRON ROD |

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11739-01 BY PAPE-DAWSON ENGINEERS, INC.
2. "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."



R=357.00'
Delta=17°33'46"
-CB=S82°43'11"E
CD=109.00'
L=109.43'



**0.684 OF
AN ACRE**



METES AND BOUNDS DESCRIPTION FOR ZONING

A 0.684 OF AN ACRE, MORE OR LESS, TRACT OF LAND COMPRISED OF A 0.579 OF AN ACRE PORTION OF LOT 19, OF THE W. CEVALLOS SUBDIVISION UNIT 2 RECORDED IN VOLUME 5580, PAGE 98 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 0.133 OF AN ACRE OUT OF THAT TRACT A-6 OF THE CITY ENGINEERS MAP NO. 14 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 0.684 OF AN ACRE TRACT ALSO BEING ALL OF THAT 0.2726 ACRE TRACT AND ALL OF THAT 0.3957 ACRE TRACT, BOTH DESCRIBED IN DOCUMENT NO. 20180072833 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 918 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

JOB No.: 11739-01

DECEMBER 7, 2018



**PAPE-DAWSON
ENGINEERS**

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