



METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 3.303 acre, more or less, tract of land, out of that 51.276 acre tract described in deed to Nardis Investment Co. recorded in Volume 18795, Page 1365 of the Official Public Records of Bexar County, Texas, out of the J.M. Sierra Survey No. 199, Abstract 674, New City Block 16584 of the City of San Antonio, Bexar County, Texas. Said 3.303 acre tract being more fully described as follows:

BEGINNING: At a found TxDot Monument "Type I" on the northeast right-of-way line of F.M. Loop 1604, a variable width right-of-way, the southeast right-of-way line of a 100-foot Railroad right-of-way, and the west most corner of said 51.276 acre tract;

THENCE: N 47°08'12" E, departing the northeast right-of-way line of said F.M. Loop 1604, along and with the southeast right-of-way line of said 100-foot Railroad right-of-way, a distance of 575.00 feet to a point, from which a found ½" iron rod bears N 47°08'12" E, a distance of 43.61 feet;

THENCE: S 42°51'48" E, departing the southeast right-of-way line of said 100-foot Railroad right-of-way, over and across said 51.276 acre tract, a distance of 245.00 feet to a point;

THENCE: S 47°08'12" W, continuing over and across said 51.276 acre tract, a distance of 599.52 feet to a point on the northeast right-of-way line of said F.M. Loop 1604, the southwest line of said 51.276 acre tract, from which a found TxDot Monument "Type II" bears S 37°08'50" E, a distance of 114.21 feet;

THENCE: N 37°08'50" W, along and with the northeast right-of-way line of said F.M. Loop 1604, the southwest line of said 51.276 acre tract, a distance of 246.22 feet to the POINT OF BEGINNING, and containing 3.303 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11188-01 by Pape-Dawson Engineers, Inc.

"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: March 6, 2019  
JOB NO. 11188-01  
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2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

