



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 3.413 acre, more or less, tract of land out of Lots 27 and 28, Block A, in HEB SA#23, a subdivision according to the plat recorded in Volume 9574, Page 153 of the Deed and Plat Records of Bexar County, Texas, situated in New City Block 14653 of the City of San Antonio, Bexar County, Texas. Said 3.413 acre tract being more fully described as follows:

BEGINNING: At a 1" iron pipe found in the north right-of-way line of Whitby Road, a 60-foot right-of-way recorded in Volume 980, Pages 373-374 of said Deed and Plat Records, being the southeast corner of said Lot 28, also being the southwest corner of Lot 1 of Windmill Farmsteads Subdivision, recorded in Volume 9000, Page 232 of said Deed and Plat Records, for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE: S 79°13'54" W, along and with the north right-of-way line of Whitby Road, also being the south line of said Lot 28 and the south line of said Lot 27, a distance of 438.25 feet to a point for the southwest corner of the herein described tract, and from which a 1" iron pipe found at the southwest corner of said Lot 27, the southeast corner of Lot 2, Block D of Alamo Farmsteads Subdivision, recorded in Volume 980, Pages 373-374 of said Deed and Plat Records bears S 79°13'54" W, 109.15 feet;

THENCE: Departing the north right-of-way line of said Whitby Road, over and across said Lot 27 the following bearings and distances:

N 10°44'16" W, a distance of 104.08 feet to a point;

N 07°40'44" E, a distance of 253.67 feet to a point;

N 82°19'16" W, a distance of 20.00 feet to a point;

N 07°40'44" E, a distance of 40.00 feet to a point;

S 82°19'16" E, a distance of 20.00 feet to a point;

N 07°40'44" E, a distance of 65.00 feet to a point;

A handwritten signature in dark ink, appearing to be 'RJR', is located in the bottom right corner of the page.

3.413 Acres
Job No.: 11600-00
Page 2 of 2

S 82°19'16" E, passing the east line of said Lot 27, the west line of said Lot 28, a distance of 64.48 feet to a point;

THENCE: S 62°26'27" E, over and across said Lot 28, a distance of 406.27 feet to a point on the east line of said Lot 28, the west line of said Lot 1;

THENCE: S 07°01'18" W, along and with the east line of said Lot 28, the west line of said Lot 1, a distance of 180.60 feet to the POINT OF BEGINNING, and containing 3.413 acres 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 17, 2018
JOB NO. 11600-00
DOC. ID. N:\CIVIL\11600-00\WORD\11600-00 FNZN-3.413 Ac.docx



Paul T. Ross
18 DEC 18



LOCATION MAP

1" = 2000'

LEGEND:

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
 O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FD. FOUND
 I.P. IRON PIPE (SIZE AS NOTED)
 P.O.B. POINT OF BEGINNING

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REELECT 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 INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



1 inch = 100'

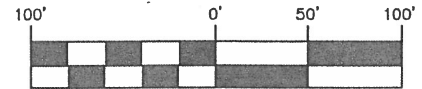
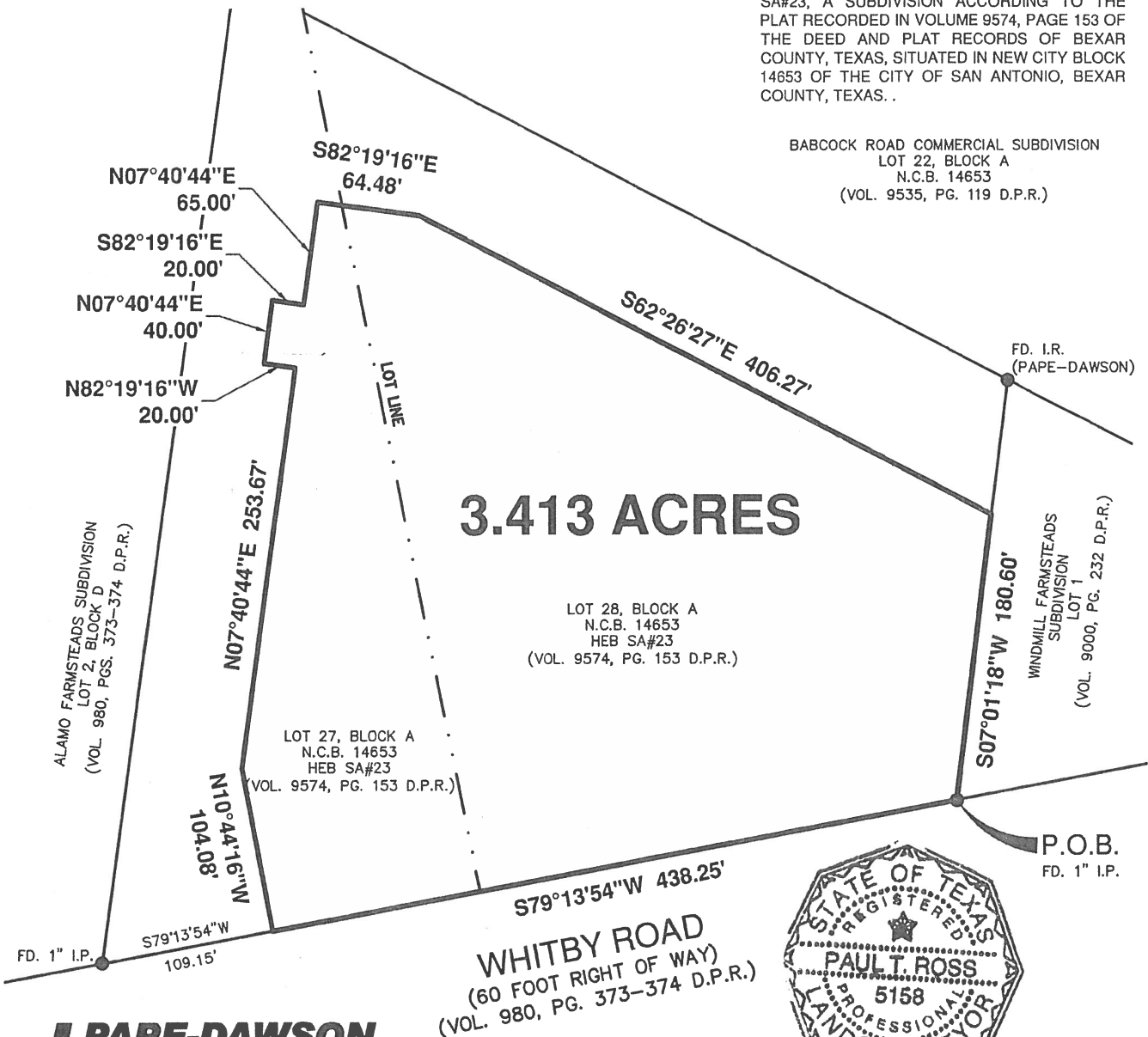


EXHIBIT FOR ZONING

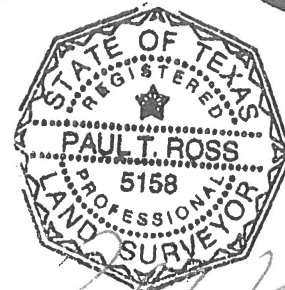
A 3.413 ACRE, MORE OR LESS, TRACT OF LAND OUT OF LOTS 27 AND 28, BLOCK A, IN HEB SA#23, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 9574, PAGE 153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN NEW CITY BLOCK 14653 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

BABCOCK ROAD COMMERCIAL SUBDIVISION
 LOT 22, BLOCK A
 N.C.B. 14653
 (VOL. 9535, PG. 119 D.P.R.)



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



REVISED: DECEMBER 17, 2018

JOB No.:

SHEET 1 OF 1

11600-00