

METES AND BOUNDS DESCRIPTION
FOR A 9.35 ACRE TRACT OF LAND FOR ZONING CHANGE

Being a 9.35 acre tract located in Old City Lots (OCL) 21, Range 4, District 6 of the City Tract of San Antonio De Bexar, as surveyed and divided in 1852, NCB 11295, being a portion of a called 57.21 acre tract, described in Volume 2631, Page 483, Deed Records, Bexar County, Texas, said 9.35 acre tract being more particularly described as follows:

BEGINNING at a set 1/2" iron pin in the North right of way line of Somerset Road for the Southwest corner of a called 0.44 of an acre, 50-foot wide strip conveyed to said City Public Service Board (CPSB) of San Antonio, described in Volume 3071, Page 590, Deed Records, Bexar County, Texas, same point being the Southeast corner of said Old City Lot (OCL) 21, and the Southeast corner of the herein described tract;

THENCE with the Northerly right-of-way line of Somerset Road, the following 3 calls:

1. N 81°07'01" W a distance of 1029.67 feet to a 1/2" iron pin (w/ cap "HMT") set;
2. N 86°10'34" W a distance of 45.86 feet to a 1/2" iron pin (w/ cap "HMT") set;
3. S 84°23'20" W a distance of 74.57 feet to a 1/2" iron pin (w/ cap "HMT") set for the Southwest corner of the herein described tract, same being the Southeast corner of a called 10.128 acre tract, described in Volume 17656, Page 728, Official Public Records, Bexar County, Texas;

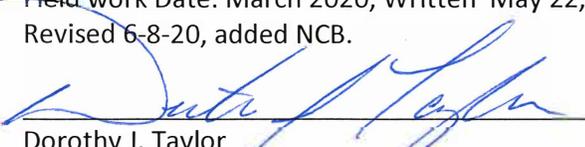
THENCE with the common line of said 10.128 acre tract and the herein described tract, N 06°01'49" E a distance of 352.45 feet to a point for the Northwest corner of the herein described tract;

THENCE departing the East line of said 10.128 acre tract, into and across said 57.21 acre tract and with the common line of Old City Lots (OCL) 20 and 21, Range 4, District 6 of the City Tract of San Antonio De Bexar, as surveyed and divided in 1852, S 83°32'32" E, a distance of 1147.50 feet to a point for the Southwest corner of a called 0.886 of an acre tract conveyed to said CPSB, described in Volume 3123, Page 468, Deed Records, Bexar County, Texas, same point being the Northwest corner of the aforementioned 0.44 of an acre, 50-foot wide strip conveyed to said CPSB, described in Volume 3071, Page 590, Deed Records, Bexar County, Texas, and the Northeast corner of the herein described tract;

THENCE with the Northwest line of said 0.44 of an acre, 50-foot wide strip conveyed to said CPSB, S 06°03'43" W, a distance of 378.32 feet to the POINT OF BEGINNING, containing 9.35 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Field work Date: March 2020, Written May 22, 2020.
Revised 6-8-20, added NCB.


Dorothy J. Taylor
Registered Professional Land Surveyor No. 6295

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