

**FIELD NOTES FOR
PROPOSED C-2 ZONE
BOUNDARY**

4.859 ACRES

Z-2020-10700107

BEING A 4.859 ACRE TRACT OUT OF LOT 9, BLOCK 1, NCB 17184, COKER UNITED METHODIST CHURCH, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 9725, PAGES 158-161, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. SAID 4.859 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARING BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983:

BEGINNING: AT A FOUND 1/2" IRON ROD ON THE SOUTH RIGHT-OF-WAY LINE OF WURZBACH PARKWAY, A VARIABLE WIDTH RIGHT-OF-WAY, THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF LOT 9, BLOCK 1 OF THE COKER UNITED METHODIST CHURCH, RECORDED IN VOLUME 9725, PAGES 158-161 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS;

THENCE: N 88°52'28" W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WURZBACH PARKWAY, A DISTANCE OF 391.87 FEET TO A POINT;

THENCE: CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID WURZBACH PARKWAY THE FOLLOWING COURSES AND DISTANCES:

S 89°35'21" W, A DISTANCE OF 102.82 FEET TO A POINT;

S 88°26'14" W, A DISTANCE OF 211.01 FEET TO A POINT, AND BEING THE NORTHWEST CORNER OF THIS TRACT'

THENCE: S 00°10'21" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID WURZBACH PARKWAY, OVER AND ACROSS SAID LOT 9, BLOCK 1 OF THE COKER UNITED METHODIST CHURCH, A DISTANCE OF 392.11 FEET TO A POINT AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: OVER AND ACROSS SAID LOT 9, BLOCK 1 OF THE COKER UNITED METHODIST CHURCH THE FOLLOWING COURSES AND DISTANCES:

N 89°49'39" E, 220.00 FEET TO A POINT FOR ANGLE;

N 00°10'21" W, 133.29 FEET TO A POINT FOR AN INTERIOR ANGLE;

THENCE: N 89°49'39" E, 416.24 FEET TO A POINT FOR ANGLE AND BEING A POINT ON THE WESTERLY LINE OF LOT 10, BLOCK 1, COKER UNITED METHODIST CHURCH, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF RECORDED IN VOLUME 9725, PAGES 158-161, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

THENCE: N 57°15'40" E, ALONG THE WESTERLY LINE OF SAID LOT 10, BLOCK 1, COKER UNITED METHODIST CHURCH, A DISTANCE OF 79.44 FEET TO A POINT AND BEING THE SOUTH MOST EASTERLY LINE OF THIS TRACT;

THENCE: N00°27'27" E ALONG A COMMON LINE OF LOT 9 AND LOT 10, BLOCK 1, A DISTANCE OF 212.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4.859 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Corresponding plat prepared. (Job # 6848)

I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify this legal description and plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein.



Elizondo & Associates
Land Surveying & Mapping, LLC.
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Texas Firm No. 10193864

A handwritten signature in blue ink that reads "Enrique C. Elizondo".

Enrique C. Elizondo
Registered Professional Land Surveyor
No. 6386, State of Texas