

**METES AND BOUNDS DESCRIPTION
FOR A 18.35 ACRE TRACT OF LAND FOR ZONING CHANGE**

Being a 18.35 acre tract located in Old City Lots (OCL) 19 and 20, Range 4, District 6 of the City Tract of San Antonio De Bexar, as surveyed and divided in 1852, NCB 17364, being a portion of a called 57.21 acre tract and a called 20.25 acre tract, both described in Volume 2631, Page 483, Deed Records, Bexar County, Texas, said 18.35 acre tract being more particularly described as follows:

BEGINNING at a set 1/2" iron pin with cap stamped "HMT" in the Northwest right-of-way line of Interstate 35 for the North corner of a called 8.623 acre Parcel "B" conveyed to the State of Texas for right-of-way purposes, described in Volume 3603, Page 526, Deed Records, Bexar County, Texas, same point being the Southwest corner of a called 1.3 acre, 43-foot wide City Public Service Board (CPSB) tract, described in Volume 3097, Page 509, Deed Records, Bexar County, Texas, and the Southeast corner of the herein described tract;

THENCE with the Northwest right-of-way line of Interstate 35, same being the Northwest line of said Parcel "B", S 64°42'09" W a distance of 1253.52 feet to a 1/2" iron pin (w/ cap "HMT") set for the Southeast corner of the remainder of a called 25.06 acre tract, described in Volume 6709, Page 9, Deed Records, Bexar County, Texas, same being the Northwest corner of said Parcel "B" and the Southwest corner of the herein described tract;

THENCE with the common line of said remainder of 25.06 acres and the herein described tract, N 05°46'42" E a distance of 653.33 feet to a 1/2" iron pin (w/ cap "HMT") set for the Northeast corner of said remainder of 25.06 acres, same being an angle point of a called 20.55 acre tract, described in Volume 7625, Page 141, Deed Records, Bexar County, Texas and an angle point of the herein described tract;

THENCE with the Southeast line of said 20.55 acre tract, N 37°54'03" E, a distance of 661.13 feet to a set 1/2" iron pin with cap stamped "HMT" for an Eastern corner of said 20.55 acre tract, and the Northwest corner of the herein described tract;

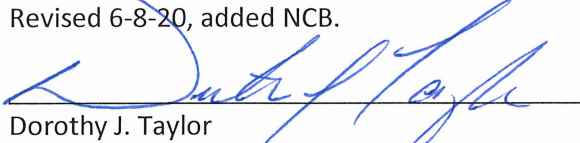
THENCE departing the Southeast line of said 20.55 acre tract, over and across the aforementioned OCL 19, Range 4, District 6, as well as over and across the aforementioned 20.25 acre tract, S 71°36'56" E, a distance of 742.95 feet to a point in the West line of the aforementioned 1.3 acre, 43-foot wide City Public Service Board (CPSB) tract, described in Volume 3097, Page 509, Deed Records, Bexar County, Texas, for the Northeast corner of the herein described tract;

THENCE with the West line of said called 1.3 acre, 43-foot wide City Public Service Board (CPSB) tract, described in Volume 3097, Page 509, Deed Records, Bexar County, Texas, S 06°11'58" W, a distance of 404.08 feet to the POINT OF BEGINNING, containing 18.35 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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6-8-20

