



PA 2020-11600050
ZC 2020-10700177

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 15.082 ACRE (656,991 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JULIAN DIAZ SURVEY, ABSTRACT 190, SECTION NUMBER 133.5, NEW CITY BLOCK 10615, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; AND BEING OUT OF A 66.886 ACRE TRACT OF LAND, DESCRIBED IN WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 20190165096, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 15.082 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; SAID 15.082 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch Iron Rod Found on the Westerly right of way line of Interstate Loop 410, a variable width public right of way, marking the Northeasterly corner of said 66.886 Acre Tract, and marking the Southwesterly corner of Lot 38, New City Block 12883, Kale Commercial Subdivision, according to plat recorded in Volume 9519, Page 125, Deed and Plat records, Bexar County, Texas;

THENCE S 00° 17' 46" E a distance of 361.12 feet, along the Westerly right of way line of said Interstate Loop 410, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the **POINT OF BEGINNING**;

THENCE S 00° 17' 46" E a distance of 120.43 feet, continuing along the Westerly right of way line of said Interstate Loop 410, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, bearing N 00° 17, 47" W a distance of 265.64 feet from a 1/2-inch Iron Rod Found marking the Southwesterly corner of said 66.886 Acre Tract;

THENCE departing the Westerly right of way line of said Interstate Loop 410, across said 66.886 Acre Tract, the following calls:

N 57° 31' 44" W a distance of 65.60 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

S 89° 48' 17" W a distance of 496.74 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

N 00° 29' 04" W a distance of 50.02 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

S 89° 54' 54" W a distance of 775.75 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

N 00° 11' 42" W a distance of 925.63 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly line of a Variable Width Drainage Easement created by

Document recorded in Volume 5438, Page 859, Official Public Records, Bexar County, Texas and being a point of curve to the left;

THENCE along the Southerly line of said Variable Drainage Right of Way, and said curve to the left having the following Parameters: Radius = 894.26 feet, Arc Length = 12.18 feet, Chord Bearing = S 89° 58' 33" E and a Chord Distance of 12.18 feet to a 1/2-inch Iron Rod Found;

THENCE N 89° 34' 29" E a distance of 65.89 feet, continuing along the Southerly line of said Variable width Drainage Right of Way, to a 1/2-inch Iron Rod Found, marking the Southeasterly corner of said Variable width Drainage Right of way;

THENCE N 00° 25' 41" W a distance of 10.51 feet, along the Easterly line of said Variable width Drainage Right of way, to a 1/2-inch Iron Rod Found marking the Southwesterly corner of a 1.132 Acre Tract of land described in Warranty Deed recorded in Document Number 20200057041, Official Public Records, Bexar County, Texas;

THENCE along the Southerly boundary line of said 1.132 Acre Tract the following calls:

N 89° 46' 00" E a distance of 183.05 feet to a 1/2-inch Iron Rod Found;

N 89° 34' 24" E a distance of 50.01 feet to a 1/2-inch Iron Rod Found;

N 00° 23' 50" W a distance of 37.29 feet to a 1/2-inch Iron Rod Found;

N 89° 43' 15" E a distance of 120.02 feet to a 1/2-inch Iron Rod Found on the Westerly boundary line of a 0.993 Acre Tract known at Lot 12 as described in Deed of Trust recorded in Volume 11763, Page 1734, Official Public Records, Bexar County, Texas;

THENCE S 00° 31' 24" E a distance of 411.56 feet to a 1" Iron Pipe marking the Southwesterly corner of a 1 Acre Tract of land known as Lot 15 as described in Warranty Deed recorded in Volume 4243, Page 364, Official Public Records, Bexar County, Texas;

THENCE N 89° 12' 29" E a distance of 369.74 feet to a Mag Nail with Washer marked "KFW" Found on the Southerly right of way line of Creswell Drive, a Variable width Public right of way;

THENCE S 00° 02' 53" E a distance of 171.35 feet, to a 1/2-inch Iron Rod Found;

THENCE N 88° 50' 39" E a distance of 21.64 feet to a 1/2-inch Iron Rod Found marking the Southwesterly corner of said Lot 38;

THENCE S 00° 29' 02" E a distance of 395.87 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 89° 55' 42" E a distance of 446.27 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 57° 31' 44" E a distance of 65.34 feet to the **POINT OF BEGINNING** and containing 15.082 acres more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: September 16, 2020
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