

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 0.125 acre tract, being out of Lot 7, Block 5, New City Block 16329, Las Catrinas Subdivision, recorded in Volume 9567, Page 175 of the Deed and Plat Records of Bexar County, Texas, described in deed to Star C, Ltd., recorded in Document 20240112406, of the Official Public Records of Bexar County, in the City of San Antonio, Bexar County, Texas. Said 0.125 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: at a found 5/8 inch iron rod at the southwest corner of said Lot 7, and on a north line of a called 183.010 acre tract described in deed recorded in Volume 16938, Page 2459 of said Official Public Records, from which a found 1/2 inch iron rod with cap marked "Carter Burgess" at the northeast corner of said Lot 7 and on the south right-of-way line of Charles Anderson Loop 1604, a variable width public right-of-way, bears N 00°13'08" E, a distance of 96.91 feet;

THENCE: S 79°29'58" E, over and across said Lot 7, a distance of 94.33 feet to the southwest interior corner of an existing building and being the POINT OF BEGINNING of the herein described tract;

THENCE: continuing over and across said Lot 7, along and with the interior wall of said existing building, the following bearings and distances:

N 00°20'39" E, a distance of 1.73 feet to a point;

S 89°39'21" E, a distance of 0.40 feet to a point;

N 00°15'52" E, a distance of 25.42 feet to a point;

N 70°05'46" W, a distance of 2.31 feet to a point;

N 20°52'39" E, a distance of 16.09 feet to a point;

S 69°37'06" E, a distance of 17.37 feet to a point;

S 20°25'11" W, a distance of 2.35 feet to a point;

S 69°34'49" E, a distance of 23.64 feet to a point;

N 20°25'11" E, a distance of 0.40 feet to a point;

S 69°34'49" E, a distance of 2.30 feet to a point;

S 20°25'11" W, a distance of 0.40 feet to a point;

S 69°34'49" E, a distance of 37.60 feet to a point;

N 20°25'11" E, a distance of 0.40 feet to a point;

S 69°34'49" E, a distance of 2.30 feet to a point;

S 20°25'11" W, a distance of 0.40 feet to a point;

S 69°34'49" E, a distance of 37.05 feet to a point;

N 20°17'47" E, a distance of 1.00 feet to a point;

S 69°42'13" E, a distance of 22.72 feet to a point;

S 21°54'40" W, a distance of 40.03 feet, to a point;

N 69°34'49" W, a distance of 129.00 feet to a point;

S 20°25'11" W, a distance of 0.40 feet to a point;

N 69°34'49" W, a distance of 1.77 feet to a point and the POINT OF BEGINNING and containing 0.125 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 9072-24 by Pape-Dawson Engineers.

"This document was prepared under 22TAC138.95, 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  
Texas Registered Survey Firm # 10028800  
DATE: July 17, 2024  
JOB NO. 9072-24  
DOC. ID. N:\Survey24\24-9000\9072-24\Word\9072-24 ZN 0.125 AC.docx





### LOCATION MAP

NOT-TO-SCALE

CHARLES ANDERSON LOOP 1604

(VARIABLE WIDTH PUBLIC R.O.W.)

FD. IRON ROD  
(CARTER-BURGESS CAP)

LOT 7, BLOCK 5  
LAS CATRINAS SUBDIVISION  
(VOL. 9567, PG. 175, DPR)

STAR C, LTD., A TEXAS  
LIMITED PARTNERSHIP  
(DOC. NO. 20240112406, OPR)

N00°13'08"E  
96.91'

S79°29'58"E  
94.33'

P.O.B.

P.O.C.  
FD. 5/8" I.R.

CALLED 183.010 ACRES  
TRACT III  
SONTERRA GOLF, LLC  
(VOL. 16938, PG. 2459 O.P.R.)

**PAPE-DAWSON  
ENGINEERS**

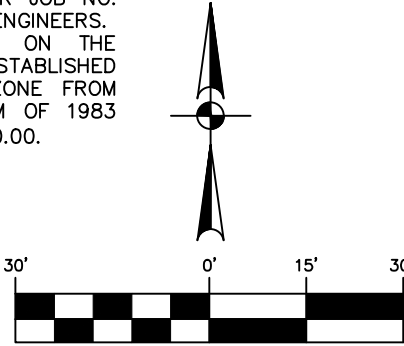
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

### LEGEND:

DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
FIR FOUND 1/2" IRON ROD

### NOTES:

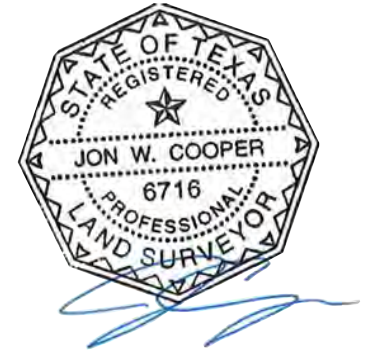
- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 9072-24 BY PAPE-DAWSON ENGINEERS.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 30'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'39"E	1.73'
L2	S89°39'21"E	0.40'
L3	N00°15'52"E	25.42'
L4	N70°05'46"W	2.31'
L5	N20°52'39"E	16.09'
L6	S69°37'06"E	17.37'
L7	S20°25'11"W	2.35'
L8	S69°34'49"E	23.64'
L9	N20°25'11"E	0.40'
L10	S69°34'49"E	2.30'
L11	S20°25'11"W	0.40'
L12	S69°34'49"E	37.60'

LINE TABLE		
LINE	BEARING	LENGTH
L13	N20°25'11"E	0.40'
L14	S69°34'49"E	2.30'
L15	S20°25'11"W	0.40'
L16	S69°34'49"E	37.05'
L17	N20°17'47"E	1.00'
L18	S69°42'13"E	22.72'
L19	S21°54'40"W	40.03'
L20	N69°34'49"W	129.00'
L21	S20°25'11"W	0.40'
L22	N69°34'49"W	1.77'



**0.125 OF  
AN ACRE**

EXHIBIT FOR ZONING

JULY 17, 2024

SHEET 1 OF 1  
JOB No.: 9072-24