

Z-2024-10700137  
PA-2024-11600046

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

BEING A 7.734 ACRE (336,894 SQUARE FOOT) TRACT OF LAND, BEING ALL OF LOTS 68 AND 69, BLOCK 3, NEW CITY BLOCK 11257, SALVATION ARMY SOUTH SUBDIVISION, ACCORDING TO PLAT THERE OF RECORDED IN VOLUME 9603, PAGE 98, AND BEING THE EAST HALF OF LOT 62, BLOCK 3, NEW CITY BLOCK 11257, SOMERSET PLACE SECOND FILING, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 642, PAGE 20, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND SAID EAST HALF OF LOT 62, BLOCK 3, BEING THE SAME TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 14836, PAGE 2305, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-Iron Rod Found on the south Right-of-Way line of S.W. Military Drive, and marking the Northwest corner of Lot 4, Block 3, New City Block 11257, of said Somerset Place Second Filing Subdivision, and marking the Northeast corner of said Lot 68, Block 3, New City Block 11257;

**THENCE** S 05° 51' 11" W a distance of 415.81 feet, to a 1/2-Inch Iron Rod with cap "PD" Found and marking the Southwest corner of said Lot 4, Block 3;

**THENCE** S 84° 04' 43" E a distance of 100.03 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Set and marking the Northeast corner of the East Half of said Lot 62, Block 3, New City Block 11257;

**THENCE** S 05° 45' 28" W a distance of 435.48 feet to a 1/2-Inch Rod Found on the North Right-of-Way line of Briggs Road and marking the Southeast corner of the East Half of said Lot 62, Block 3, New City Block 11257;

**THENCE** N 85° 18' 29" W a distance of 50.00 feet along and with the North Right-of-Way line of said Briggs Road to a 1/2-Inch Iron Rod with cap stamped "MBC" Set marking the Southwest corner of the East Half of said Lot 62, Block 3, New City Block 11257;

**THENCE** N 05° 23' 37" E a distance of 160.35 feet departing the North Right-of-Way line of said Briggs Road, to a 1/2-Inch Iron Rod Found and marking the Southeastern most corner of said Lot 69, Block 3, New City Block 11257;

**THENCE** N 84° 00' 48" W a distance of 49.67 feet to a 1/2-Inch Iron Rod Found;

**THENCE** N 06° 14' 59" E a distance of 74.46 feet to a 1/2-Inch Iron Rod with cap stamped "PD" Found;

**THENCE** N 84° 16' 18" W a distance of 100.03 feet to a 1/2-Inch Iron Rod with cap stamped "PD" Found;

**THENCE** S 05° 47' 29" W a distance of 79.18 feet to a 1/2-Inch Iron Found;

**THENCE** N 84° 17' 54" W a distance of 199.99 feet to a 1/2-Inch Iron Found;



**THENCE** S 05° 44' 44" W a distance of 158.17 feet to a 1/2-Inch Iron with cap stamped "PD" Found on the North Right-of-Way line of said Briggs Road;

**THENCE** N 84° 40' 02" W a distance of 100.08 feet along and with the North Right-of-Way line of said Briggs Road, to a 1/2-Inch Iron with cap stamped "PD" Found and marking the Southeastern most corner of Lot 57, Block 3, New City Block 11257 of said Somerset Place Second Filing Subdivision;

**THENCE** N 05° 48' 45" E a distance of 159.41 feet to a 1/2-Inch Iron Rod with cap stamped "PD" Found;

**THENCE** N 84° 05' 54" W a distance of 199.71 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Set on the East line of Lot 55, Block 3, New City Block 11257 of said Somerset Place Second Filing Subdivision;

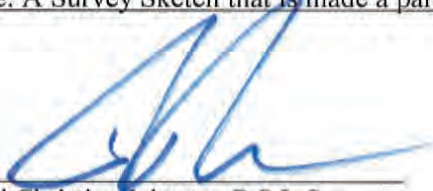
**THENCE** N 05° 43' 02" E a distance of 281.43 feet to a 1/2-Inch Iron Rod Found;

**THENCE** S 84° 05' 38" E a distance of 300.38 feet to a 1/2-Inch Iron Rod with cap "PD" Found and marking the Southeastern most corner of Lot 8, Block 3, New City Block 11257, of Somerset Place Second Filing Subdivision;

**THENCE** N 05° 51' 16" E a distance of 415.38 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Set on the South Right-of-Way line of said S.W. Military Drive and marking the Northwestern most corner of said Lot 68, Block 3, New City Block 11257;

**THENCE** S 84° 13' 24" E a distance of 299.49 feet, to the **POINT OF BEGINNING** and containing 7.734 Acres (336,894 square foot) more or less as surveyed by Macina, Bose, Copeland and Associates.

**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: May 31, 2024  
Job No. 33410-1067

