

Z-2024-10700270 S

DESCRIPTION FOR 5.000 ACRES OF LAND

SITUATED IN THE CEPI&M CO SURVEY NO. 4, ABSTRACT NO. 169, COUNTY BLOCK 4187
BEXAR COUNTY, TEXAS

BEING a 5.000 acre tract of land situated in the CEPI&M Co Survey No. 4, Abstract No. 169, County Block 4187, Bexar County, Texas, and being out of a called 21.302 acre tract of land described in an instrument to Gerardo Castruita recorded in Document No. 20190063045, Official Public Records of Bexar County, Texas (O.P.R.B.C.T.); said 5.000 acre tract of land being described by metes and bounds as follows:

BEGINNING at a 1-inch iron pipe found on the West right-of-way line of Applewhite Road (called 120' right-of-way as shown in M&M STRIPING, a subdivision plat recorded in Document No. 20190194024, Deed and Plat Records of Bexar County, Texas) being the common East corner of a called 25.00 acre tract of land described in an instrument to Norman C. Roof recorded in Volume 8909, Page 1197, O.P.R.B.C.T., and said 21.302 acre tract, marking the Southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, North 89° 13' 12" West, departing the West right-of-way line of Applewhite Road, along and with the common line of said 25.00 acre tract and said 21.302 acre tract, a distance of 599.27 feet to a calculated point, marking the Southwest corner of the herein described tract from which a 1-inch iron pipe found for the common corner West corner of said 25.00 acre tract and said 21.302 acre tract bears North 89° 13' 12" West, a distance of 1,695.11 feet;

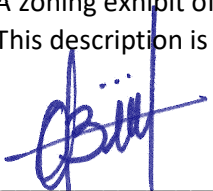
THENCE, over and across said 21.302 acre tract, the following two (2) bearings and distances:

- 1) North 00° 02' 30" East, a distance of 363.46 feet to a calculated point, marking the Northwest corner of the herein described tract;
- 2) South 89° 11' 55" East, a distance of 599.75 feet to a calculated point on the West right-of-way line of Applewhite Road and the East line of said 21.302 acre tract, marking the Northeast corner of the herein described tract;

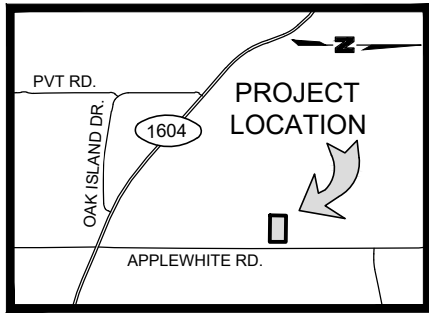
THENCE, South 00° 07' 02" West, along and with the West right-of-way line of Applewhite Road and the East line of said 21.302 acre tract, a distance of 363.24 feet to the **POINT OF BEGINNING** and containing 5.000 acres of land.

Notes:

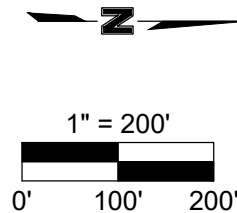
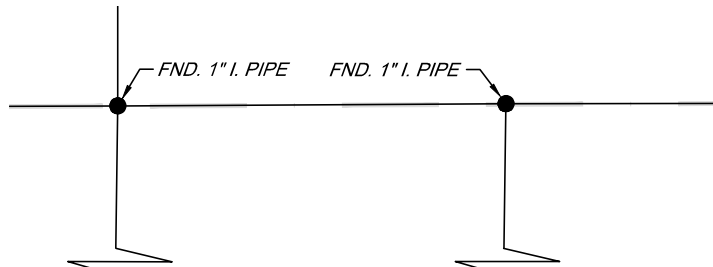
- 1) Bearing orientation is based upon the Texas Coordinate System, South Central Zone 4204, North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.00. Measurements are in U.S. Survey Feet. Distances shown hereon are in Surface and may be converted to Grid by using the Combined Scale Factor of 0.999830029.
- 2) A zoning exhibit of even date was prepared in conjunction with this description.
- 3) This description is intended for zoning purposes.



Odilon Bernal III, RPLS 6941
Summit Geomatics, Inc.
4603 N Stahl Park Suite 103
San Antonio, Texas 78217
TBPELS Firm No. 10194657



LOCATION MAP
NOT TO SCALE



LEGEND

DOC. NO.	DOCUMENT NUMBER
D.P.R.B.C.T.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FND.	FOUND
I.	IRON
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
△	CALCULATED POINT
●	FOUND 1/2-INCH ROD (UNLESS OTHERWISE NOTED)

CEPI&M CO
SURVEY NO. 3
ABSTRACT NO. 168

CEPI&M CO
SURVEY NO. 4
ABSTRACT NO. 169

CALLLED 25.00 ACRES
NORMAN C ROOF
VOL. 8909, PG. 1197, O.P.R.B.C.T.

CALLLED 21.302 ACRES
GERARDO CASTRUITA
DOC. NO. 20190063045, O.P.R.B.C.T.

CALLLED 0.895 ACRES
ALBERT H. ESCOBEDO AND WIFE
ROSANNA C. ESCOBEDO
VOL. 7175, PG. 863, O.P.R.B.C.T.

CALLLED 2.184 ACRES
ALBERT H. ESCOBEDO
VOL. 6374, PG. 1880, O.P.R.B.C.T.

CALLLED 16.931 ACRES
ROSANNA C. ESCOBEDO AND
ALBERT H. ESCOBEDO
VOL. 18684, PG. 282, O.P.R.B.C.T.

5.000 ACRES

LEGAL DESCRIPTION:

BEING A 5.000 ACRE TRACT OF LAND SITUATED IN THE CEPI&M CO SURVEY NO. 4, ABSTRACT NO. 169, COUNTY BLOCK 4187, BEXAR COUNTY, TEXAS, AND BEING OUT OF A CALLLED 21.302 ACRE TRACT OF LAND DESCRIBED IN AN INSTRUMENT TO GERARDO CASTRUITA RECORDED IN DOCUMENT NO. 20190063045, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

REVISIONS

11/29/2024

REVISED LOCATION OF
5.000 ACRES



SUMMIT GEOMATICS, INC.
4603 N STAHL PARK SUITE 103
SAN ANTONIO, TEXAS 78217
Tel: 210-971-4870 • summit-geomatics.com
TBPELS FIRM NO. 10194657

ZONING EXHIBIT OF
5.000 ACRES AND
SITUATED IN THE
CEPI&M CO SURVEY NO. 4
ABSTRACT NO. 169
COUNTY BLOCK 4187
BEXAR COUNTY, TEXAS

SCALE:	JOB NO.:	DATE:	SHEET:
1"=200'	24.0281	10/02/2024	2 OF 2

GENERAL NOTES:

1. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES SHOWN HEREON ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR OF 0.999830029.
2. A METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS ZONING EXHIBIT.
3. THIS ZONING EXHIBIT IS NOT A BOUNDARY SURVEY AND IS INTENDED FOR ZONING PURPOSES.

APPLEWHITE ROAD
CALLED 120' R.O.W.
(DOC. NO. 20190194024, D.P.R.B.C.T.)

P.O.B.
FND. 1" I. PIPE

FND. 1" I. PIPE
FND. 1/2" I. ROD

N 89°13'12" W 599.27'

N 89°13'12" W 1,695.11'

N 00°02'30" E 363.46'

40.0'

40.0'

S 89°11'55" E 599.75'