

**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;

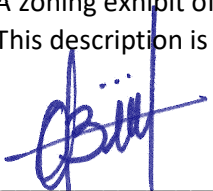
**THENCE**, over and across said 21.302 acre tract, the following two (2) bearings and distances:

- 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.

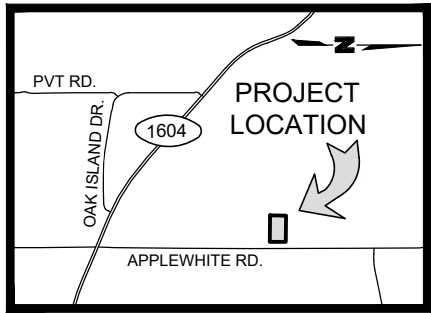
Notes:

- 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.



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**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

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

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

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

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

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

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

CALLED 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 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

REVISIONS

11/29/2024

REVISED LOCATION OF  
5.000 ACRES



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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.