

Z-2024-10700162

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

A 3.31 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 34, BLOCK 1, NEW CITY BLOCK 14858, LANDMARK NORTH MPCD SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 20003, PAGES 1602-1603, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at A 1/2-Inch Iron Rod Found, on the East Right-of-Way line of Interstate Highway 10, and marking the Northwest corner of Lot 9, Block 1, New City Block 14858, Pappadeaux's Landmark MPCD Subdivision, according to plat thereof recorded in volume 9656, page 1, Deed and Plat records of Bexar County, Texas, and marking the Southwest corner of said Lot 34;

**THENCE** N 07° 23' 24" W a distance of 113.95 feet, along and with the East Right-of-Way line of said Interstate Highway 10, to a 1/2-Inch Iron Rod Found, at the point of curvature of a curve to the right;

**THENCE** along and with the East Right-of-Way line of said Interstate Highway 10 and said curve to the right, having the following parameters: Radius = 523.16 feet, Delta = 15° 30' 03", Arc Length = 141.54 feet, Chord Bearing = N 00° 21' 38" E and a Chord Distance = 141.11 feet to a point;

**THENCE** N 60° 13' 08" E a distance of 473.61 feet departing the East Right-of-Way line of said Interstate Highway 10, into and across said Lot 34, to a point on the West line of Lot 35, Block 1, New City Block 14858, of said Landmark North MPCD Subdivision;

**THENCE** S 56° 57' 07" E a distance of 35.13 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found on the curved West Right-of-Way line of Anthem Parkway (Private Street), and marking the Northeast corner of said Lot 34;

**THENCE** along and with the West Right-of-Way line of said Anthem Parkway (Private Street), and said curve to the left, having the following parameters: Radius = 255.00 feet, Delta = 40° 26' 17", Arc Length = 179.97 feet, Chord Bearing = S 12° 49' 45" W and a Chord Distance = 176.26 feet, to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found;

**THENCE** S 07° 23' 24" E a distance of 149.98 feet, continuing along and with the West Right-of-Way line of said Anthem Parkway (Private Street), to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Found;

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**THENCE** S 08° 11' 56" E a distance of 96.02 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found, and marking the Southeast corner of said Lot 34;

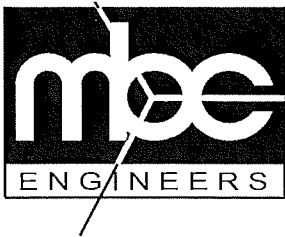
**THENCE** S 82° 36' 33" W a distance of 424.11 feet to the **POINT OF BEGINNING** and containing 3.31 Acres, more or less as surveyed by Macina, Bose, Copeland and Associates.

**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: July 01, 2024  
Job No. 30371-0976





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

A 4.378 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING ALL OF LOT 28, BLOCK 1, NEW CITY BLOCK 14858, FIRSTMARK AT LANDMARK MPCD SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 20001, PAGE 1977, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at A 1/2-Iron Rod with cap stamped "MBC ENGINEERS" Found on the curved West Right-of-Way line of Interplace (Private Street), and marking the Northeast corner of said Lot 28;

**THENCE** along and with the curved Right-of-Way line of said Interplace (to the right) having the following parameters: Radius = 355.00 feet, Delta =  $03^{\circ} 07' 09''$ , Arc Length = 19.33 feet, Chord Bearing = S  $08^{\circ} 26' 07''$  W and a Chord Distance = 19.32 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found;

**THENCE** S  $09^{\circ} 59' 42''$  W a distance of 367.98 feet, along and with the West Right-of-Way line of said Interplace (Private Street), to a 1/2-Inch Iron Rod Found at the point of curvature of a curve to the right;

**THENCE** along and with the West Right-of-Way line of said Interplace and with said curve to the right, having the following parameters: Radius = 355.00 feet, Delta =  $15^{\circ} 58' 35''$ , Arc Length = 98.99 feet, Chord Bearing = S  $17^{\circ} 58' 59''$  W and a Chord Distance = 98.67 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found;

**THENCE** S  $25^{\circ} 58' 17''$  W a distance of 81.82 feet, continuing along and with the West Right-of-Way line of said Interplace (Private Street), to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found at the point of curvature of a curve to the right, and marking the Northeast corner of Lot 23, Block 1, New City Block 14858, Landmark Embassy MPCD, according to plat thereof recorded in volume 9715, page 72, of the Deed and Plat records of Bexar County, Texas;

**THENCE** along and with the North line of said Lot 23, and said curve to the right, having the following parameters: Radius = 25.00 feet, Delta =  $15^{\circ} 29' 29''$ , Arc Length = 6.76 feet, Chord Bearing = N  $72^{\circ} 26' 28''$  W and a Chord Distance = 6.74 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found at the point of curvature of a curve to the left;

**THENCE** along and with the North line of said Lot 23, and said curve to the left, having the following parameters: Radius = 163.11 feet, Delta =  $32^{\circ} 42' 17''$ , Arc Length = 93.11 feet, Chord Bearing = N  $81^{\circ} 04' 43''$  W and a Chord Distance = 91.85 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found;

**THENCE** S  $82^{\circ} 36' 36''$  W a distance of 159.38 feet to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Found and marking the Southeast corner of said Lot 28;


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**THENCE** N 07° 23' 24" W a distance of 503.08 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found on the South Right-of-Way line of Anthem Parkway (Private Street) and marking the Northwest corner of said Lot 28;

**THENCE** N 82° 36' 36" E a distance of 442.50 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found at the point of curvature of a curve to the right;

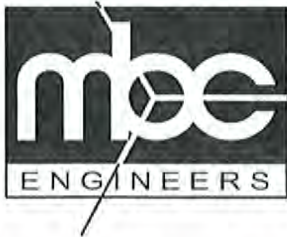
**THENCE** along and with said curve to the right, having the following parameters: Radius = 23.00 feet, Delta = 36° 20' 26", Arc Length = 14.59 feet, Chord Bearing = S 79° 12' 26" E and a Chord Distance = 14.34 feet to the **POINT OF BEGINNING** and containing 4.378 Acres, more or less as surveyed by 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: July 01, 2024  
Job No. 30371-0976







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

A 1.14 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING ALL OF LOT 21, BLOCK 1, NEW CITY BLOCK 14858, LANDMARK ANTHEM PARKWAY MPCD SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9714, PAGES 160 – 161, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at A 1/2-Inch Iron Rod with cap stamped “MBC ENGINEERS” Found on the South Right-of-Way line of Anthem Parkway (Private Street), and marking the Northwest corner of Lot 22, Block 1, New City Block 14858, of said Landmark Anthem Parkway MPCD Subdivision, and marking the Northeast corner of said Lot 21;

**THENCE** S 07° 23' 24" E a distance of 261.00 feet, departing the South Right-of-Way line of said Anthem Parkway, to a 1/2-Inch Iron Rod with cap stamped “MBC ENGINEERS” Found and marking the Southeast corner of said Lot 21;


**THENCE** S 82° 36' 36" W a distance of 228.50 feet to a 1/2-Inch Iron Rod with cap stamped “MBC ENGINEERS” Found on the East Right-of-Way line of said Anthem Parkway (Private Street) and marking the Southwest corner of said Lot 21;

**THENCE** N 07° 23' 24" W a distance of 46.00 feet along and with the East Right-of-Way line of said Anthem Parkway (Private Street), to a 1/2-Inch Iron Rod with cap stamped “MBC ENGINEERS” Found at the point of curvature of a curve to the right;

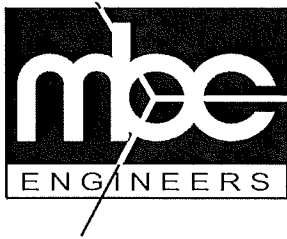
**THENCE** along and with the East Right-of-Way line of said Anthem Parkway and said curve to the right, having the following parameters: Radius = 215.00 feet, Delta = 90° 00' 00", Arc Length = 337.72 feet, Chord Bearing = N 37° 36' 36" E and a Chord Distance = 304.06 feet to a 1/2-Inch Iron Rod with cap stamped “MBC ENGINEERS” Found;

**THENCE** N 82° 36' 36" E a distance of 13.50 feet, to the **POINT OF BEGINNING** and containing 1.14 Acres, 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.  
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**METES AND BOUNDS DESCRIPTION  
TO ACCOMPANY ZONING EXHIBIT**

A 2.81 ACRE TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF LOT 35, BLOCK 1, NEW CITY BLOCK 14858, LANDMARK NORTH MPCD SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 20003, PAGES 1602-1603, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at A 1/2-Inch Iron Rod Found, at the Intersection of the West Right-of-Way line of Interplace Road (Private Street), with the North Right-of-Way line of Anthem parkway (Private Street), and marking the Southeast corner of said Lot 35;

**THENCE** along and with the curved North Right-of-Way line of said Anthem Parkway (Private Street) (to the right), having the following parameters: Radius = 23.00 feet, Delta =  $15^{\circ} 24' 51''$ , Arc Length = 6.19 feet, Chord Bearing = S  $74^{\circ} 54' 10''$  W and a Chord Distance = 6.17 feet to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found;

**THENCE** S  $82^{\circ} 36' 36''$  W a distance of 698.20 feet, along and with the North Right-of-Way line of said Anthem Parkway (Private Street), to a 1/2-Inch Iron Rod with cap "MBC ENGINEERS" Found at the point of curvature of a curve to the left;

**THENCE** along and with the North Right-of-Way line of said Anthem Parkway (Private Street), and said curve (to the left), having the following parameters: Radius = 255.00 feet, Delta =  $49^{\circ} 33' 43''$ , Arc Length = 220.58 feet, Chord Bearing = S  $57^{\circ} 49' 45''$  W and a Chord Distance = 213.77 feet, to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found, and marking the Southeast corner of Lot 34, Block 1, New City Block 14858, of said Landmark North MPCD Subdivision, and marking the Southwest corner of said Lot 35;

**THENCE** N  $56^{\circ} 57' 07''$  W a distance of 35.13 feet, departing the North Right-of-Way line of said Anthem Parkway (Private Street), to a point;

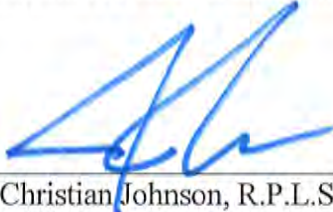
**THENCE** N  $60^{\circ} 13' 08''$  E a distance of 1003.20 feet, departing the East line of said Lot 34, into and across said Lot 35, to a point on the West Right-of-Way line of said Interplace Road (Private Street);

**THENCE** S  $07^{\circ} 24' 25''$  E a distance of 272.22 feet, along and with the West Right-of-Way line of said Interplace Road (Private Street), to a 1/2-Inch Iron Rod with cap stamped "MBC ENGINEERS" Found at the point of curvature of a curve to the right;

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**THENCE** continuing along and with the West Right-of-Way line of said Interplace Road (Private Street), and with said curve to the right, having the following parameters: Radius = 355.00 feet, Delta =  $06^{\circ} 50' 24''$ , Arc Length = 42.38 feet, Chord Bearing = S  $03^{\circ} 59' 13''$  E and a Chord Distance = 42.35 feet to the **POINT OF BEGINNING** and containing 2.81 Acres, 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.



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