

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 3.319 acre, or 144,574 square feet more or less, zoning tract of land out of Lot 7, Block 1, Kerr Rife Subdivision, recorded in Volume 4960, Page 211, of the Plat Records of Bexar County, Texas, and out of that remaining portion of a 1.5 acre tract conveyed to Trinidad Castello, in deed recorded in Volume 341, Page 183, of the Official Public Records of Bexar County, Texas, in New City Block 6312 of the City of San Antonio, Bexar County, Texas. Said 3.319 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:

BEGINNING: At a point on the north right-of-way line of "A" Street, a variable width public right-of-way, recorded in Volume 642, Page 48, of the Deed and Plat Records of Bexar County, Texas, at the southeast corner of Lot 14, Block 2, Highland Acres, recorded in Volume 642, Page 48, of said Plat Records, conveyed to Albert and Janie Ramirez, in deed recorded in Volume 4543, Page 1183, of said Official Public Records, same being the southwest corner of said Lot 7;

THENCE: N 06°31'46" E, along and with the west line of said Lot 7, same being the east line of said Highland Acres, a common line, a distance of 351.18 feet to a point on the south right-of-way line of Brady Boulevard, a variable width public right-of-way, same being the north line of said Lot 7, a common line;

THENCE: S 83°54'11" E, along and with said common line, a distance of 227.60 feet, passing a northeast corner of said Lot 7, same being a northwest corner of said remaining 1.5 acres, continuing along the south right-of-way line of Brady Boulevard, same being the North line of said remaining 1.5 acres, for a total distance of 390.58 feet to a point at the northwest cutback of said Brady Boulevard, on the west right-of-way line of Zarzamora Street, a variable width public right-of-way, same being an east line of said remaining 1.5 acres, a common line;

THENCE: Along and with said common line, the following bearings and distances:

S 38°38'40" E, a distance of 25.13 feet to a point;

S 06°21'20" W, a distance of 222.50 feet to a point;

S 01°26'00" W, a distance of 37.45 feet to a point;

S 04°06'46" W, a distance of 28.60 feet to a point;

N 81°11'08" W, a distance of 2.20 feet to a point on southeast corner of said Lot 7;

THENCE: S 06°32'08" W, along and with the west right-of-way line of said Zarzamora street, same being the east line of said Lot 7, a common line, a distance of 24.87 feet to a point;

THENCE: Southwesterly, continuing along said common line, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°15'08", a chord bearing and distance of S 51°39'42" W, 35.43 feet, for an arc length of 39.38 feet to a point at a southeast corner of said Lot 7, on the north right-of-way line of said "A" Street;

THENCE: N 83°12'44" W, along and with the south line of said Lot 7, same being the north right-of-way line of said "A" Street, a distance of 386.29 feet to the POINT OF BEGINNING and containing 3.319 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 13590-00 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: December 2024
JOB NO. 13590-00
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