

ZONING DESCRIPTION

BEING A 3.25 ACRE (141,575 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO.3, BEXAR COUNTY, TEXAS, BEING A PORTION OF NEW CITY BLOCK 15667 AND BEING A PORTION OF A CALLED 80.420 ACRE TRACT DESCRIBED IN DEED WITHOUT WARRANTY TO JEN TEXAS 29 LLC RECORDED IN DOCUMENT NO. 20210279111, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND IN THE WEST RIGHT-OF-WAY LINE OF FLORES ROAD, THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN QUITCLAIM DEED TO KATHLEEN P. NICHOLAS IN VOLUME 10385, PAGE 33, DEED RECORDS, BEXAR COUNTY, TEXAS, A SOUTHEAST CORNER OF SAID 80.420 ACRE TRACT;

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF FLORES ROAD AND ALONG THE NORTH LINE OF SAID KATHLEEN P. NICHOLAS TRACT, THE SOUTH LINE OF SAID 80.420 ACRE TRACT THE FOLLOWING FIVE (5) CALLS;

1. SOUTH 80°09'54" WEST, 175.77 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND FOR CORNER;
2. SOUTH 00°22'07" EAST, 177.93 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND FOR CORNER;
3. SOUTH 89°16'49" WEST, 840.60 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND FOR CORNER;
4. NORTH 00°44'01" WEST, 632.14 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND FOR CORNER;
5. SOUTH 89°32'56" WEST, 353.64 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, THE NORTHWEST CORNER OF SAID KATHLEEN P. NICHOLAS TRACT, THE SOUTHWEST CORNER OF SAID 80.420 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 89°32'56" EAST, 1.58 FEET;

THENCE NORTH 00°38'17" WEST, 1830.80 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, THE WEST LINE OF SAID 80.420 ACRE TRACT TO **THE POINT OF BEGINNING**, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00°38'17" WEST, 420.03 FEET CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, THE WEST LINE OF SAID 80.420 ACRE TRACT TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, THE WEST LINE OF SAID 80.420 ACRE TRACT AND OVER AND ACROSS SAID 80.420 ACRE TRACT THE FOLLOWING THREE (3) CALLS:

1. NORTH 89°18'44" EAST, 337.06 FEET TO A POINT FOR THE NORTHEAST CORNER OF HERE HEREIN DESCRIBED TRACT;
2. SOUTH 00°38'17" EAST, 420.03 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
3. SOUTH 89°18'44" WEST, 337.06 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 141,575 SQUARE FEET OR 3.25 ACRES OF LAND.

James Janisse
10/11/24

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ZONING EXHIBIT OF A 3.25 ACRE TRACT

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CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

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