



**METES AND BOUNDS DESCRIPTION  
FOR ZONING**

A 0.338 of an acre, more or less, tract of land comprised of Lot 15, Block 19, M.G.H. Subdivision recorded in Volume 8800, Page 72 of the Deed and Plat Records of Bexar County, Texas and arbitrary Lot 7, Block 19, in New City Block 395 of the City of San Antonio, Bexar County, Texas. Said 0.338 of an acre tract being more fully described as follows:

**BEGINNING:** At a point at the intersection of the north right-of-way line of East Laurel, a 55.6-foot right-of-way, and the east right-of-way line of Paschal Street, a 55.6-foot right-of-way, both as shown on Engineers Map No. 19 of the city of San Antonio, and the southwest corner of said Lot 7;

**THENCE:** N 00°33'28" W, along and with the east right-of-way line of said Paschal Street, the west line of said Lot 7 and said Lot 15, a distance of 214.70 feet to a point for the northwest corner of said Lot 15;

**THENCE:** N 89°46'37" E, departing the east right-of-way line of said Paschal Street, along and with the north line of said Lot 15, a distance of 112.71 feet to a point for the northeast corner of said Lot 15, on the west line of arbitrary Lot 3, Block 19;

**THENCE:** S 00°33'28" E, along and with the east line of said Lot 15, the west line of said Lot 3, a distance of 47.00 feet to a point for the southeast corner of said Lot 15, the northwest corner of arbitrary Lot 9, Block 19, the northeast corner of arbitrary Lot 8, Block 19;

**THENCE:** S 89°46'37" W, along and with the south line of said Lot 15, the north line of said Lot 8, a distance of 56.44 feet to a point for the northwest corner of said Lot 8, the northeast corner of said Lot 7;

**THENCE:** S 00°33'28" E, along and with the east line of said Lot 7, the west line of said Lot 8, a distance of 167.70 feet to a point on the north right-of-way line of said East Laurel, the southeast corner of said Lot 7, the southwest corner of said Lot 8;

**THENCE:** S 89°46'37" W, along and with the north right-of-way line of said East Laurel, the south line of said Lot 7, a distance of 56.27 feet to the POINT OF BEGINNING and containing 0.338 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13048-01 by Pape-Dawson Engineers.

"This document was prepared under 22 tac §138.95, 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:** June 20, 2024

**JOB NO.** 13048-01

**DOC. ID.** N:\CIVIL\13048-01\Word\13048-01 FN 0.338 AC.docx





METES AND BOUNDS DESCRIPTION  
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A 0.682 of an acre, more or less, tract of land, being comprised of all Lots B-2, B-3 and B-5, Block 2, New City Block 843, further described as a 0.509 acre tract (Parcel 25) in instrument to United Methodist Healthcare Systems of San Antonio recorded in Volume 6314, Page 1903 in the Official Public Records of Bexar County, Texas, and all of Lot B-1, Block 2, New City Block 843, further described as a 0.172 acre tract (Parcel 26) in said Volume 6314, Page 1903 of said Official Public Records, in the City of San Antonio, Bexar County, Texas. Said 0.682 of an 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 northeast right-of-way of Erie Avenue, a 57.8-foot public right-of-way, at the west corner of said Lot B-1 and the south corner of Lot 1, Block 3, New City Block 843, Erie Place (IDZ) Townhouse recorded in Volume 9724, Page 207 in the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the northeast right-of-way line of said Erie Avenue, with the common line of said 0.172 acre tract and said Erie Place (IDZ) Townhouse, the following bearings and distances:

North 55°42'25" East, a distance of 88.82 feet to a point;

North 65°51'01" East, a distance of 36.03 feet to a point;

North 01°00'56" West, a distance of 18.05 feet to a point on the south right-of-way line of East Laurel, a 55.6-foot right-of-way, at the most northerly corner of said 0.172 acre tract and the northeast corner of Lot 5 of said Erie Place (IDZ) Townhouse;

THENCE: North 89°46'37" East, with the south right-of-way line of said East Laurel, the north line of said Lot B-1, the north line of said Lot B-5, the north line of said 0.172 acre tract and the north line of said 0.509 acre tract, a distance of 70.20 feet to a point, at the northeast corner of said Lot B-5 and the northeast corner of said 0.509 acre tract;

THENCE: South 34°25'59" East, departing the south right-of-way line of said East Laurel, with the northeast line of said Lot B-5, the northeast line of said 0.509 acre tract, a distance of 127.17 feet to a point;

THENCE: South 55°12'11" West, with the southeast line of said Lots B-5 and B-3, the southeast line of said 0.509 acre tract, a distance of 191.62 feet to a point on the northeast right-of-way line of said Erie Avenue, at the south corner of said Lot B-3 and the south corner of said 0.509 acre tract;

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THENCE: North 34°39'53" West, with the northeast right-of-way line of said Erie Avenue, the southwest line of said Lot B-3, Lot B-2, Lot B-1, the southwest line of said 0.509 acre tract and the southwest line of said 0.172 acre tract, a distance of 159.44 feet to the POINT OF BEGINNING and containing 0.682 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13048-01 by Pape-Dawson Engineers.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, 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  
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METES AND BOUNDS DESCRIPTION  
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A 0.610 of an acre, more or less, tract of land being comprised of all of Arbitrary Lots A-6, A-7 and A-8, Block 4, New City Block 844, and further described as a 0.457 acre tract (Parcel 23) in instrument to United Methodist Healthcare Systems of San Antonio recorded in Volume 6314, Page 1903 in the Official Public Records of Bexar County, Texas, and all of Arbitrary Lot A-9, Block 4, New City Block 844 and further described as a 0.152 acre tract (Parcel 24) in said Volume 6314, Page 1903 of said Official Public Records, in the City of San Antonio, Bexar County, Texas. Said 0.610 of an 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 the intersection of the northeast right-of-way line of Erie Avenue, a 57.8-foot public right-of-way and the northwest right-of-way line of East Euclid Avenue, a 55.6-foot public right-of-way, at the south corner of said Lot A-6 and the south corner of said 0.457 acre tract;

**THENCE:** North 34°40'01" West, with the northeast right-of-way line of said Erie Avenue, the southwest line of said Lots A-6, A-7, A-8 and A-9, the southwest line of said 0.457 acre tract and the southwest line of said 0.152 acre tract, a distance of 187.13 feet to a point, at the west corner of said Lot A-9, the west corner of said 0.152 acre tract and the south corner of Lot 2, Block 4, New City Block 844, further described in Volume 9206, Page 2223 in said Official Public Records;

**THENCE:** North 55°59'35" East, departing the northeast right-of-way line of said Erie Avenue, with the northwest line of said Lot A-9, the northwest line of said 0.152 acre tract and the southeast line of said Lot 2, a distance of 141.85 feet to a point on the southwest line of Lot A6, Resubdivision of the Property of Sam Smith recorded in Volume 642, Page 12, Deed and Plat Records of Bexar County, Texas, at the north corner of said Lot A-9 and the north corner of said 0.152 acre tract;

**THENCE:** South 34°43'04" East, with the northeast line of said Lots A-9, A-8, A-7 and A-6, the northeast line of said 0.152 acre tract, the northeast line of said 0.457 acre tract, the southwest line of said Lot A-6 and the southwest line of Lot 4, Block 4, New City Block 844, a distance of 187.17 feet to a point on the northwest right-of-way line of said East Euclid Avenue, at the east corner of said Lot A-6, the east corner of said 0.457 acre tract and the south corner of said Lot 4;

0.610 of an Acre  
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THENCE: South 56°00'27" West, with the northwest right-of-way line of said East Euclid Avenue, the southeast line of said Lot A-6 and the southeast line of said 0.457 acre tract, a distance of 142.02 feet to the POINT OF BEGINNING and containing 0.610 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13048-01 by Pape-Dawson Engineers.

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