

Sinclair Land Surveying, Inc.

3411 Magic Dr.
San Antonio, Texas 78229
210-341-4518
TBPELS Firm No. 10089000

June 3, 2024

3.110 acres out of
Lot 4
New City Block 11556
Mackey Subdivision Unit 2
City of San Antonio

THE STATE OF TEXAS
COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION OF A SURVEY OF

3.110 acres out of Lot 4, New City Block 11556, Mackey Subdivision Unit 2, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 7900 at page 216 of the Plat Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at an ½" iron bar found set in the ground in a reentrant corner of Lot 4, New City Block 11556, Mackey Subdivision Unit 2, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 7900 at page 216 of the Plat Records of Bexar County, Texas and the east corner of Lot 2, New City Block 11556, Mackey Subdivision Unit 2, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 7700 at page 232 of the Plat Records of Bexar County, Texas, at Northing 13720902.3 and Easting 2098099.8, for the northwest corner of this tract, whence an ½" iron bar with a yellow cap marked "PAPE-DAWSON" found set in the ground in a southwest boundary line of said Lot 4, the northeast boundary line of said Lot 2, the east corner of a 0.0712-acre tract of land described in deed of record in Volume 10929 at page 1808 of the Official Public Records of Bexar County, Texas and the south corner of a 0.0804-acre tract of land described in deed of record in Volume 10783 at page 963 of the Official Public Records of Bexar County, Texas, bears N 17°08'59" W a distance of 212.76 feet;

Thence S 16°20'13" E crossing said Lot 4 a distance of 198.51 feet to a calculated point, for an east corner of this tract,

Thence S 73°14'56" W a distance of 65.43 feet to a calculated point for a reentrant corner of this tract;

Thence S 17°24'04" E a distance of 53.17 feet to a calculated point for a reentrant corner of this tract;

Thence N 73°52'22" E a distance of 64.01 feet to a calculated point for a north corner of this tract;

Thence S 17°24'49" E a distance of 136.44 feet to a calculated point for a corner of this tract;

Thence S 68°57'32" E a distance of 42.63 feet to a calculated point for a corner of this tract;

Thence N 73°52'35" E a distance of 59.74 feet to a calculated point for a corner of this tract;

Thence N 28°25'53" E a distance of 104.13 feet to a calculated point for a northwest corner of this tract;

Thence N 73°50'50" E a distance of 81.51 feet to a calculated point for a north corner of this tract;

Thence S 15°58'32" E a distance of 135.64 feet to a calculated point for the east corner of this tract;

Thence S 34°16'30" W a distance of 86.28 feet to a calculated point for a corner of this tract;

Thence S 46°55'24" W a distance of 120.56 feet to a calculated point for a corner of this tract;

Thence S 43°58'47" W a distance of 86.12 feet to a calculated point for a corner of this tract;

Thence S 73°46'46" W a distance of 148.34 feet to a calculated point in the southwest boundary line of said Lot 4 and the northeast boundary line of Lot 102, New City Block 11543, Block "E" Woodlawn Hills, City of San Antonio, Bexar County Texas as shown by plat of record in Volume 980 at pages 189-190 of the Plat Records of Bexar County, Texas for the south corner of this tract, whence an ½" iron bar found set in the ground in the north boundary line of the Lot 97, New City Block 11543, said Block "E" Woodlawn Hills, the east corner of Lot 101, said Block "E", bears S 16°33'50" E a distance of 172.63 feet;

Thence N 16°33'50" W with the southwest boundary line of said Lot 4 and the northeast boundary line of Lots 102, 103, 104, 105, 106, 107 and 108, said Block "E" Woodlawn Hills a distance of 628.27 feet to a calculated point in the southeast boundary line of said Lot 2, the west

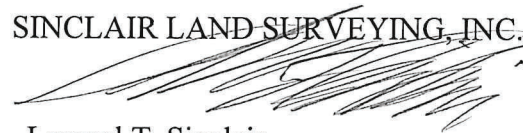
corner of said Lot 4, for the west corner of this tract;

Thence N 73°41'11" E (called N 74°14' E) with a northwest boundary line of said Lot 4 and the southeast boundary line of said Lot 2 a distance of 150.26 feet (called 154.00 feet) to the point of beginning.

Containing 3.110 acres (135,464 square feet) of land, more or less.

The bearings and coordinates for this survey are based on the Texas State Plane Coordinate System (Grid), Texas South Central Zone (4204), North American Datum of 1983 (NA2011) epoch 2010.

SINCLAIR LAND SURVEYING, INC.



Lemuel T. Sinclair,
Registered Professional Land
Surveyor No. 5142

lts/jc

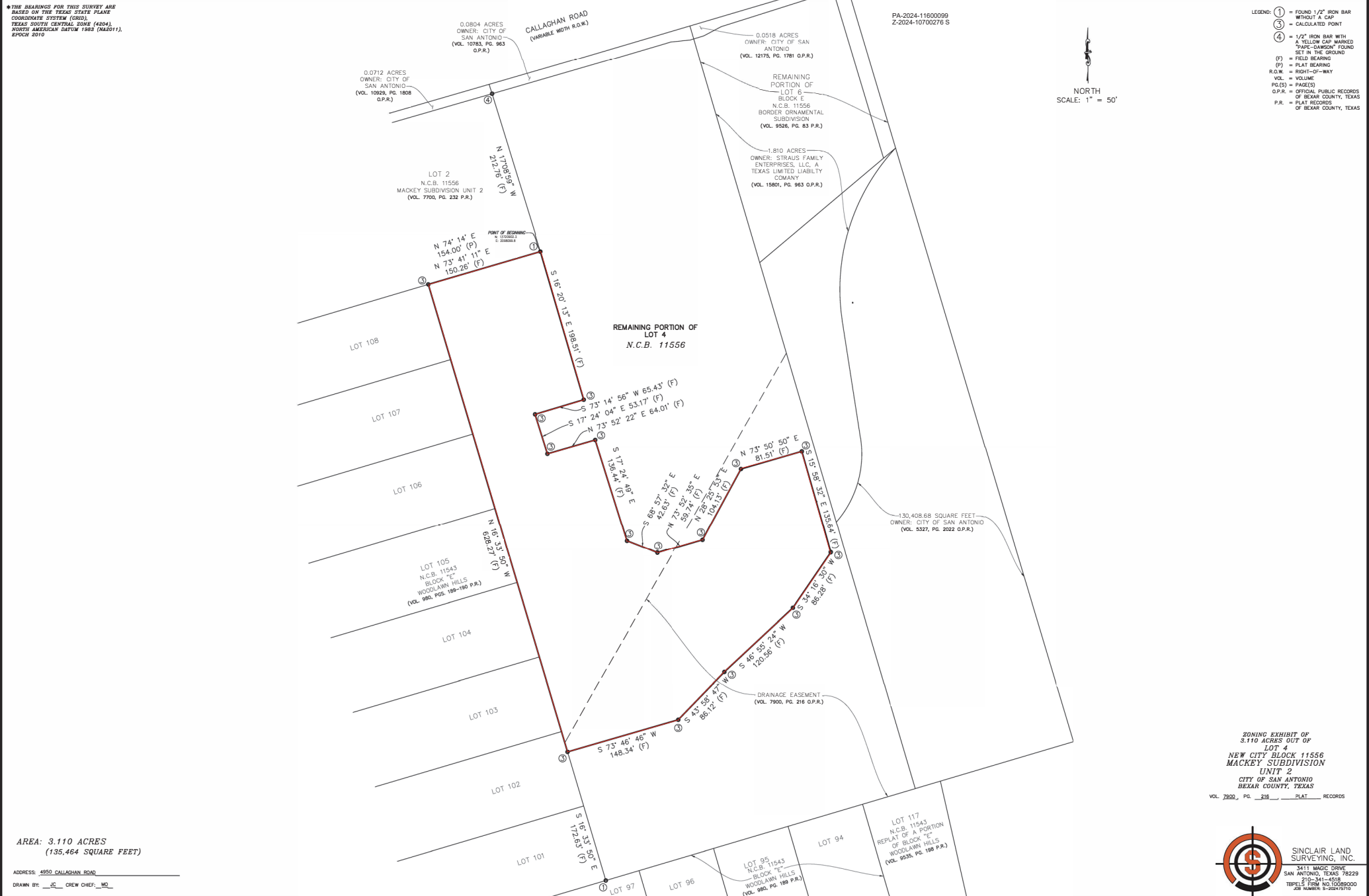


*THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (GRID), TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983 (NAD2011), EPOCH 2010

PA-2024-1600099
Z-2024-10700276 S

- LEGEND: ① = FOUND 1/2" IRON BAR WITHOUT A CAP
③ = CALCULATED POINT
④ = 1/2" IRON BAR WITH A YELLOW CAP MARKED "PAC-SURVEY" FOUND SET IN THE GROUND
(F) = FIELD BEARING
(P) = PLAT BEARING
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
PG.(S) = PAGE(S)
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
P.R. = PLAT RECORDS OF BEXAR COUNTY, TEXAS

NORTH
SCALE: 1" = 50'



ZONING EXHIBIT OF
3.110 ACRES OUT OF
LOT 4
NEW CITY BLOCK 11556
MACKEY SUBDIVISION
UNIT 2
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS
VOL. 7900, PG. 216 PLAT RECORDS

