

METES AND BOUNDS DESCRIPTION  
FOR ZONING

A 1.986 acre, or 86,495 square feet more or less, tract of land being a portion of Lot 38, Block 19 of the Vineyard Springs Business Park subdivision recorded in Volume 9559, Page 14 in the Deed and Plat Records of Bexar County, Texas, said Lot 38, being a portion of a 33.076 acre tract described in deed to Concordia Group, a Texas General Partnership recorded in Volume 6759, Pages 75-79 of the Official Public Records of Bexar County, Texas, in New City Block 16334 in the City of San Antonio, Bexar County, Texas. Said tract of land being more fully described as follows, with bearings based on said recorded plat of Vineyard Springs Business Park:

- BEGINNING:** At a point for the northeast corner of said Lot 38, lying on the west right-of-way line Blanco Springs, a variable width public right-of-way, dedicated in the Vineyard Springs Apartments recorded in Volume 9545, Pages 79-81 of the Deed and Plat Records of Bexar County, Texas, also being the southeast corner of Lot 1, Block 19 of said Vineyard Springs Apartments;
- THENCE:** Southeasterly, with the west right-of-way line of said Blanco Springs, same being the east line of said Lot 38, along a non-tangent curve to the left, having a radius of 75.00 feet, a central angle of 21°58'40", a chord bearing and distance of S 10°50'46" E, 28.59 feet, for an arc length of 28.77 feet, more or less, to a point for the southeast corner of the herein described tract, also being the southeast corner of tract of land Zoned C-2NA and the northeast corner of a tract of land Zoned C-2;
- THENCE:** S 57°45'47" W, departing the west right-of-way line of said Blanco Springs, over and across said Lot 38, along the south line of said tract Zoned C-2NA and the north line of a tract of land Zoned C-2, a common line, a distance of 568.57 feet, more or less to a point, on the west line of said Lot 38, also lying on the east line of Lot 2, Block 1 of the Rogers Ranch Unit – 6, recorded in Volume 9543, Page 58 of the Deed and Plat Records of Bexar County, Texas, a common line;
- THENCE:** N 00°07'00" E, along and with said common line, a distance of 332.53 feet more or less to a point, being the northwest corner of said Lot 38 of the herein described tract and the southwest corner of said Lot 1;

THENCE: S 89°51'37" E, along and with the north line of said Lot 38 and the south line of said Lot 1, a distance of 474.86 feet, more or less to the POINT OF BEGINNING. Said tract being described in conjunction with exhibit prepared under job number 13520-00 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, Inc.  
Texas Registered Survey Firm # 10028800  
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REVISED: November 26, 2024  
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