

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 1.865 acre, or 81,258 square feet more or less, tract of land consisting of Lots 7 through 9 and Lots 19 through 21, Block 4, New City Block 6792, Myrtlelawn Subdivision according to plat recorded in Volume 642, Page 323 of the Deed and Plat Records of Bexar County, Texas, Lots 28, 29, and the north 15 feet of Lot 30, the south 15 feet of Lot 31, and Lots 32-36, Block 4, New City Block 6792, of the Plat Showing Certain Blocks of MyrtleLawn to be Resubdivided, and Lots 40 through 42, Block 4, New City Block 6792, according to the plat recorded in Volume 3377, Page 151, Deed and Plat Records of Bexar County, Texas, and conveyed to Oxbow Real Estate, LLC, a Texas Limited Liability Company, by Special Warranty Deed, recorded in Document Number 20230113053, Official Public Records of Bexar County, Texas, Lot 39, and the south remainder of Lot 38, Block 4, New City Block 6792, of the Plat Showing Certain Blocks of MyrtleLawn to be Resubdivided, recorded in recorded in Volume 980, Page 249 of the Deed and Plat Records of Bexar County, Texas, and conveyed to Oxbow Real Estate, LLC, a Texas Limited Liability Company, by Special Warranty Deed, recorded in Document Number 20230162621, in the Official Public Records of Bexar County, Texas, and Lot 37, and the north remainder of Lot 38, Block 4, New City Block 6792, of the Plat Showing Certain Blocks of MyrtleLawn to be Resubdivided, recorded in recorded in Volume 980, Page 249 of the Deed and Plat Records of Bexar County, Texas, and conveyed to Oxbow Real Estate, LLC, a Texas Limited Liability Company, by Special Warranty Deed, recorded in Document Number 20230162612, in the Official Public Records of Bexar County, Texas, said 1.865 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 south corner of said Lot 39 and lying on the northwest right-of-way line of E. Elmira Street and the northeast right-of-way line of E. Myrtle Street;

THENCE: N 66°14'14" W, along and with the north right-of-way line of said E. Myrtle Street, same being the south lines of said Lots 39, Lots 19 through 21, Lot 42, and Lot 33, a common line, a distance distance of 349.30 feet to a point on the north right-of-way line of said E. Myrtle Street, at the southwest corner of said Lot 33, same being the east right-of-way line of E. Euclid Avenue, a variable width public right-of-way;

THENCE: N 23°47'16" E, along and with said east right-of-way line, same being the west lines of said Lots 33, remaining portion Lot 31. Lot 41, the north 15 feet of Lot 30, Lots 29 and 28, a common line, a distance of 240.38 feet to the northwest corner of said Lot 28, on the south right-of-way line of Locust Street, a 50-foot public right-of-way;

THENCE: S 66°07'58" E, along and with said south right-of-way line, same being the north line of said Lots 28, Lot 40, Lots 7 through 9, and Lot 34 a distance of 327.64 feet to the northeast corner of said Lot 34, on the west right-of-way line of said E. Elmira Street;

THENCE: S 18°37'36" W, along and with the west right-of-way line of said E. Elmira Street, same being the east line of said Lots 34 through Lot 39, Lot 36, a common line a distance of 240.75 feet to the POINT OF BEGINNING and containing 1.865 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11503-41 by Pape-Dawson Engineers, Inc.

"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.
DATE: March 2024
JOB NO. 11503-41
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