

**METES AND BOUNDS DESCRIPTION
FOR
ZONING**

A 3.924 acre, more or less, tract of land comprised of all of the 1.667 acre tract described in instrument to Kelly I. Pattie recorded in Volume 16658, Page 2156 in the Official Public Records of Bexar County, Texas and a portion of the 3.916 acre tract described in instrument to Burns Family Living Trust recorded in Volume 5236, Page 1479 in said Official Public Records, in the M. De Los Santos Survey No. 82, Abstract 664, County Block 4446, now in New City Block 17973, in the City of San Antonio, Bexar County, Texas. Said 3.924 acre tract being more fully described as follows, with bearings based on the record bearings of said 3.916 acre tract:

- BEGINNING:** At the intersection of the west line of said 3.916 acre tract and the northeast right-of-way line of Bandera Road, a variable width public right-of-way, at the south corner of Lot 8, Block 1 of the Art and David's Subdivision recorded in Volume 9528, Page 97 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** N 43°01'00" E, departing the northeast right-of-way line of said Bandera Road, along and with a northwest line of said 3.916 acre tract and the southeast line of said Lot 8, a distance of 116.16 feet to a point;
- THENCE:** N 46°41'00" E, along and with a northwest line of said 3.916 acre tract, a southeast line of said Lot 8 and a southeast line of Lot 12, Art's Subdivision recorded in Volume 9542, Page 171 in said Deed and Plat Records, a distance of 380.04 feet to a point, at the southwest corner of said 1.667 acre tract;
- THENCE:** N 30°26'30" W, along and with the southwest line of said 1.667 acre tract and the northeast line of said Lot 12, a distance of 440.13 feet to a point on the south line of Lot 1, Block 1, Leon Valley Bank recorded in Volume 9505, Page 119 in said Deed and Plat Records, at the northwest corner of said 1.667 acre tract;
- THENCE:** N 69°38'30" E, along and with the north line of said 1.667 acre tract, the south line of said Lot 1 and the south line of Lot 24, Block 2, Westchase Subdivision recorded in Volume 9538, Page 139 in said Deed and Plat Records, a distance of 182.78 feet to a point, at the northeast corner of said 1.667 acre tract and an angle corner of said Lot 24;
- THENCE:** S 30°26'30" E, along and with the northeast line of said 1.667 acre tract and the southwest line of said Lot 24, a distance of 65.41 feet to a point, at a northwest corner of said 3.916 acre tract, the southeast corner of said Lot 24 and the southwest corner of Lot 25 of said Westchase Subdivision;
- THENCE:** N 51°39'12" E, along and with a northwest line of said 3.916 acre tract and a southeast line of said Westchase Subdivision, a distance of 176.78 feet to a point;

THENCE: Departing a southeast line of said Westchase Subdivision, over and across said 3.916 acre tract, the following bearings and distances:

S 43°16'50" E, a distance of 189.30 feet to a point;

N 46°43'10" E, a distance of 74.44 feet to a point;

S 43°18'26" E, a distance of 120.00 feet to a point on the southeast line of said 3.916 acre tract and the northwest line of the tract described as Lot 4, County Block 4446 in Volume 6685, Page 695 in said Official Public Records;

THENCE: S 46°41'34" W, along and with the southeast line of said 3.916 acre tract, the northwest line of said Lot 4, the northwest line of Lot 4, Block 1, Finney Subdivision recorded in Volume 9649, Page 55 in said Deed and Plat Records and the northwest line of Lot 3, Block 1 Reina Circle Subdivision recorded in Volume 9594, Page 43 in said Deed and Plat Records, a distance of 325.33 feet to a point;

THENCE: S 46°21'13" W, along and with the southeast line of said 3.916 acre tract, the northwest line of said Lot 3 and the northwest line of the 0.961 acre tract described in Volume 6867, Page 582 in said Official Public Records, a distance of 239.76 feet to a point, at the west corner of said 0.961 acre tract and the north corner of Lot 2, Block 1, Eckhart Square Subdivision recorded in Volume 9507, Page 127 in said Deed and Plat Records;

THENCE: Along and with the southeast line of said 3.916 acre tract and the northwest line of said Lot 2, the following bearings and distances:

S 46°44'02" W, a distance of 317.35 feet to a point;

S 43°01'00" W, a distance of 124.55 feet to a point on the northeast right-of-way line of said Bandera Road;

THENCE: N 28°27'15" W, along and with the northeast right-of-way line of said Bandera Road, a distance of 33.35 feet to the POINT OF BEGINNING and containing 3.924 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 9147-21 by Pape-Dawson Engineers, Inc.

"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, Inc.

DATE: June 28, 2022

JOB NO. 9147-21

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