

**METES AND BOUNDS
FOR REZONING REQUEST**

Being 40.861 acres of land, more or less, in the San Antonio Town Tract Survey, Abstract 20, Bexar County, Texas, consisting of 31.455 acres out of Tract 1, Tract 2 and Tract 3, New City Block 11296, described in a Warranty Deed recorded in Volume 1311, Page 379, Deed Records, Bexar County, Texas, and 9.406 acres out of 25 acres described in a Deed recorded in Volume 5231, Page 185, Deed Records, Bexar County, Texas; said 40.861 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 40.861 acres, same being the northwest corner of said Tract 3 and the northeast corner of the Bexar County remainder of 0.31 acres (Volume 1453, Page 419), same also being an angle corner of the New Laredo Highway and the southwest corner of The City of San Antonio 0.822 acres (Document No. 20200269830), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 40.861 acres and said City of San Antonio 0.822 acres, South 84 degrees 33 minutes 46 seconds East (called South 84 degrees 35 minutes 37 seconds East), at a distance of 199.95 feet pass a 1/2 inch iron rod found for the southeast corner of said City of San Antonio 0.822 acres, same being the southwest corner of Lot 1, Martinez Yard Subdivision, Block 007, N.C.B. 11927 (Document No. 20200269830), and continuing for a total distance of 378.54 feet (called 378.58 feet) to a 5/8 inch iron rod found for the southeast corner of said Lot 1, same being the southwest corner of Lot 2;

THENCE along the line common to this 40.861 acres and said Lot 2, South 85 degrees 07 minutes 07 seconds East (called South 85 degrees 08 minutes 04 seconds East), a distance of 106.39 feet to a point for the North corner of this 40.861 acres;

THENCE departing the North line of and crossing said Tracts 1, 2, 3 and said 25 acres, South 17 degrees 38 minutes 23 seconds East, a distance of 2120.75 feet to a point for the southeast corner of this 40.861 acres, same being on the South line of said 25 acres and on the North line of the Maria Aelvoet 25 acres (Volume 642, Page 339);

THENCE along the line common to this 40.861 acres and said Aelvoet 25 acres, North 83 degrees 55 minutes 34 seconds West, a distance of 1343.61 feet to a 1/2 inch iron rod capped WALs set for the southwest corner of this 40.861 acres, same being the southwest corner of said 25 acres and the southeast corner of the City of San Antonio 0.32 acres (Volume 3071, Page 584);

THENCE along the line common to this 40.861 acres and said City of San Antonio 0.32 acres, North 05 degrees 49 minutes 59 seconds East, at a distance of 321.50 feet pass a 1/2 inch iron rod capped WALs set for the northeast corner of said City of San Antonio 0.32 acres and same being the southeast corner of the City of San Antonio 0.41 acres (Volume 3075, Page 125) and on the North line of said 25 acres, same also being on the South line of said Tract 1, and continuing for a total distance of 728.30 feet to a 1/2 inch

iron rod capped WALs set for an angle corner of this 40.861 acres, same being the northeast corner of said City of San Antonio 0.41 acres (Volume 3075, Page 125) and on the South line of the City of San Antonio 0.41 acres (Volume 3071, Page 411);

THENCE along the line common to this 40.861 acres and said City of San Antonio 0.41 acres (Volume 3071, Page 411) the following courses and distances:

South 83 degrees 56 minutes 38 seconds East, a distance of 1.00 feet to a 1/2 inch iron rod capped WALs set for an interior corner of this 40.861 acres, same being the southeast corner of said City of San Antonio 0.41 acres (Volume 3071, Page 411);

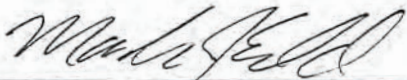
North 06 degrees 03 minutes 59 seconds East, a distance of 406.55 feet to a 1/2 inch iron rod capped WALs set for an interior corner of this 40.861 acres, same being the northeast corner of said City of San Antonio 0.41 acres (Volume 3071, Page 411);

North 83 degrees 56 minutes 38 seconds West, a distance of 1.00 feet to a 1/2 inch iron rod capped WALs set for an angle corner of this 40.861 acres, same being the southeast corner of the City of San Antonio 0.85 acres (Volume 3097, Page 509);

THENCE along the line common to this 40.861 acres and said City of San Antonio 0.85 acres, North 06 degrees 43 minutes 00 seconds East (called North 06 degrees 22 minutes East), a distance of 607.87 feet to a 1/2 inch iron rod capped WALs set for the northeast corner of said City of San Antonio 0.85 acres, same being an angle corner of this 40.861 acres and the northeast corner of said City of San Antonio 0.85 acres, same being the southeast corner of said Bexar County remainder of 0.31 acres;

THENCE along the line common to this 40.861 acres and said Bexar County remainder of 0.31 acre, North 06 degrees 42 minutes 19 seconds East, a distance of 192.61 feet to the **POINT OF BEGINNING**, and containing 40.861 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 6, 2022

