

METES AND BOUNDS DESCRIPTION
FOR A
4.817 ACRE TRACT ZONING AREA

Being 4.817 acres Zoning area, situated in County Block 5090, and being part of the Guadalupe Torres Survey No. 38, Abstract No. 739, Bexar County, Texas, being a portion of a called 10.058 acres of land, conveyed to Richard A. Edminson, Sr. and wife, Mary J. Edminson, recorded in Volume 1786, Pg. 831, Official Public Records of Bexar County, Texas, said 4.817 acre Zoning area tract being more particularly described as follows:

BEGINNING at a 1/2" iron pin found in the North right-of-way line of Interstate Highway No. 10, for the lower Southwest corner of a tract of land called 12.873 acres, recorded in Document No. 20190009448, Official Public Records of Bexar County, Texas, for the Southeast corner of the herein described 4.817 acre Zoning area tract;

THENCE along the North right-of-way line of said Interstate Highway No. 10, common with the South line of said 10.058 acre tract and the 4.817 acre Zoning area tract, S 69°47'46" W a distance of 349.73 feet to a 1/2" iron pin found, being the Southeast corner of a called 14.384 acre tract of land, recorded in Document No. 20200143665, Official Public Records of Bexar County, Texas, also being the Southwest corner of said 10.058 acre tract and the herein described 4.817 acre Zoning area tract, from which a 1/2" iron pin (with cap stamped "Pape-Dawson") found, bears S 69°47'46" W a distance of 835.57 feet;

THENCE leaving said Interstate Highway No. 10, partially along the Northeast line of said 14.384 acre tract, the Southeast line of said 10.058 acre tract and the herein described 4.817 acre Zoning area tract, N 10°54'34" W a distance of 607.98 feet to a point for the Northwest corner of the herein described 4.817 acre Zoning area tract;

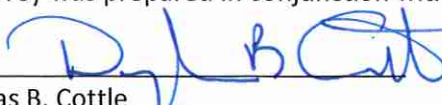
THENCE crossing said 10.058 acre tract and along a line 600 feet Northerly of and parallel to the North right-of-way of Interstate Highway No. 10, N 69°47'43" E a distance of 349.66 feet to a point for the Northeast corner of herein described 4.817 acre Zoning area tract and being in the Southwest line of the aforementioned 12.873 acre tract common with the Northeast line of said 10.058 acre tract;

THENCE along the Southwest line of said 12.873 acre tract, common with the Northeast line of said 10.058 acre tract and the herein described 4.817 acre Zoning area tract, S 10°54'59" E a distance of 607.97 feet to the POINT OF BEGINNING and containing 4.817 acre Zoning Area, Bexar County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written September 20th, 2022

No survey was prepared in conjunction with these field notes.


Douglas B. Cottle
Registered Professional Land Surveyor No. 6149

