



METES AND BOUNDS DESCRIPTION FOR ZONING

A 5.301 acre, more or less, tract of land being all of that 4.10 acre tract conveyed to Louise Koenig Family Limited Partnership by deed recorded in Volume 7960, Page 516 of the Official Public Records of Bexar County, Texas, and Tract 1 and Tract 2 conveyed to Walter F. Koenig by deed recorded in Volume 1125, Page 194 of the said Official Public Records, in the Domingo Bustillos Survey No. 31, Abstract 44, and in the Juan Manuel Urrigas Survey No. 32, Abstract 769, in Lot G and Lot H of New City Block 11147 of the City of San Antonio, Bexar County, Texas. Said 5.301 of an acre tract being more fully described as follows, with bearings based on said Tract 1 and Tract 2:

BEGINNING: At a point at the southwest corner of said 4.10 acre tract, at the northwest corner of a 0.987 acre tract described in Volume 2179, Page 831 of the said Official Public Records, on the east right-of-way line of Moursund Blvd., a variable width public right-of-way;

THENCE: N 00°11'00" E, along and with the east right-of-way line of said Moursund Blvd, and the west line of said 4.10 acre tract, a distance of 231.30 feet to a point at the northwest corner of said 4.10 acre tract;

THENCE: N 89°35'01" E, departing the east right-of-way line of Moursund Blvd, along and the north line of said 4.10 acre tract, a distance of 758.12 feet to a point at the northeast corner of said 4.10 acre tract, on the west right-of-way line of Pleasanton Road, a variable width public right-of-way;

THENCE: S 00°46'42" W, along and with the west right-of-way line of said Pleasanton Road, the east line of said 4.10 acre tract, and the east line of said Tract 2, a distance of 369.44 feet to a point at the southeast corner of said Tract 2;

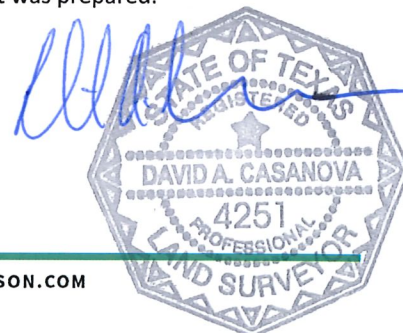
THENCE: N 89°24'00" W, departing the west right-of-way line of said Pleasanton Road, along and with the south line of said Tract 1 and said Tract 2, a distance of 410.60 feet to a point at the southwest corner of said Tract 1 and the southeast corner of said 0.987 acre tract;

THENCE: N 01°42'00" E, along and with the west line of said Tract 1, and the east line of said 0.987 acre tract, a distance of 126.43 feet to a point at the northwest corner of said Tract 1 and at the northeast corner of said 0.987 acre tract, on the south line of said 4.10 acre tract;

THENCE: N 89°41'00" W, along and with the south line of said 4.10 acre tract and the north line of said 0.987 acre tract, a distance of 347.00 feet to the POINT OF BEGINNING and containing 5.301 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12873-00 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: September 21, 2022
JOB NO. 12873-00
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METES AND BOUNDS DESCRIPTION
FOR ZONING

A 1.613 acre, more or less, tract of land being all of that 0.987 acre tract conveyed to Refugio Arambula by deed recorded in Volume 2179, Page 831 of the Official Public Records of Bexar County, Texas, and Tract 7B of the Moursund Acres Subdivision recorded in Volume 4960, Page 80 of the Deed and Plat Records of Bexar County, Texas conveyed to Refugio N. Arambula by deed recorded in Volume 5162, Page 241 of the said Official Public Records, in the Domingo Bustillos Survey No. 31, Abstract 44, and in the Juan Manuel Urrigas Survey No. 32, Abstract 769, in Lot 7B and Lot K of New City Block 11147 of the City of San Antonio, Bexar County, Texas. Said 1.613 of an acre tract being more fully described as follows, with bearings based on said 0.987 acre tract:

BEGINNING: At a point at the east end of a curve at the northeast corner of the intersection of the north right-of-way line of Chavaneax Road, Loop 410 Access Road, a variable width public right-of-way, and the east right-of-way line of Moursund Blvd, a variable width public right-of-way, and at a southwest corner of said Tract 7B;

Northwesterly, along a curve to the right, said curve having a radius of 25.00 feet, a central angle of 89°52'00", a chord bearing and distance of N 44°45'00" W, 35.31 feet, for an arc length of 39.21 feet to a point at the north end of said curve;

THENCE: Along and with the east right-of-way line of said Moursund Blvd, and the west lines of said Tract 7B and said 0.987 acre tract, the following bearings and distances:

N 00°11'00" E, a distance of 67.23 feet to a point;

N 89°24'00" W, a distance of 5.00 feet to a point;

N 00°11'00" E, a distance of 124.70 feet to a point at the northwest corner of said 0.987 acre tract and the southwest corner of a 4.10 acre tract described in Volume 7960, Page 516 of the said Official Public Records;

THENCE: S 89°41'00" E, departing the east right-of-way line of said Moursund Blvd, along and with the north line of said 0.987 acre tract and the south line of said 4.10 acre tract, a distance of 347.00 feet to a point at the northeast corner of said 0.987 acre tract and the northwest corner of Tract 1 described in Volume 1125, Page 194 of the said Official Public Records;

THENCE: S 01°42'00" W, along and with the common line of said 0.987 acre tract and said Tract 1, a distance of 126.43 feet to a point at the southeast corner of said 0.987 acre tract and at the southwest corner of said Tract 1;

THENCE: N 89°24'00" W, along and with the south line of said 0.987 acre tract, a distance of 42.13 feet to a point at the northeast corner of said Tract 7B;

THENCE: S 01°08'35" W, along and with the east line of said Tract 7B, a distance of 90.72 feet to a point at the southeast corner of said Tract 7B, on the north right-of-way line of said Chavaneax Road;

1.613 Acre
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THENCE: N 89°41'00" W, along and with the north right-of-way line of said Chavaneax Road, and the south line of said Tract 7B, a distance of 270.06 feet to the POINT OF BEGINNING and containing 1.613 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12873-00 by Pape-Dawson Engineers, Inc.

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PREPARED BY: Pape-Dawson Engineers, Inc.
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