

METES AND BOUNDS DESCRIPTION  
FOR ZONING

A 11.143 acre, more or less, tract of land out the remaining portion of a called 25 acre tract, known as Tract No. 2, recorded in Volume 642, Page 339 of the Deed and Plat Records of Bexar County, Texas, out of the San Antonio Town Tract, Abstract 20, in New City Block 11295 of the City of San Antonio, Bexar County, Texas. Said 11.143 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:

COMMENCING: At a found  $\frac{1}{2}$ " iron rod with a cap marked "HMT" at the southeast corner of said Tract No. 2, at the northeast corner of a called 24.55 acre tract of land recorded in Document No. 20210345346 of the Official Public Records of Bexar County, Texas and on the west right-of-way line of Somerset Road, a variable width public right-of-way;

THENCE: N 83°55'33" W, departing the west right-of-way line of said Somerset Road with the south line of said Tract No. 2 and the north line of said 24.55 acre tract, a distance of 1533.07 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 83°55'33" W, continuing with the south line of said Tract No. 2 and the north line of said 24.55 acre tract, a distance of 1493.98 feet to a found  $\frac{1}{2}$ " iron rod with a cap marked "HMT" at the northwest corner of said 24.55 acre tract, at the northeast corner of a called 0.34 acre tract of land recorded in Volume 3071, Page 584 of the Deed Records of Bexar County, Texas and at the southeast corner of a called 0.33 acre tract of land recorded in Volume 3071, Page 590 of said Deed Records;

THENCE: N 06°04'22" E, with the east line of said 0.33 acre tract, a distance of 342.07 feet to a found  $\frac{1}{2}$ " iron rod with a cap marked "WALS" at the northeast corner of said 0.33 acre tract, at the southeast corner of a called 0.32 acre tract of land recorded in Volume 3071, Page 587 of said Deed Records, on the north line of said Tract No. 2 and on the south line of called 25 acre tract of land recorded in Volume 5231, Page 185 of said Deed Records, further described in Volume 1077, Page 23 of said Deed Records;

THENCE: S 83°55'46" E, with the north line of said Tract No. 2 and the south line of said 25 acre tract, a distance of 1343.61 feet to a point, from which a found  $\frac{1}{2}$ " iron rod with a cap marked "WALS" at the northeast corner of said Tract No. 2, at the southeast corner of said 25 acre tract and on the west right-of-way line of said Somerset Road, bears S 83°55'46" E, a distance of 1889.45 feet;

THENCE: S 17°39'05" E, departing the south line of said 25 acre tract, over and across said Tract No. 2, a distance of 373.74 feet to the POINT OF BEGINNING and containing 11.143 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9252-22 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 04, 2022  
JOB NO. 9252-22  
DOC. ID. N:\Survey22\22-9200\9252-22\Word\9252-22 FNZN 11.143 AC.docx

