

METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 0.050 of an acre, more or less, tract of land out of Lot 5, Block 14, New City Block 16334, Ridgeline Multi-Family subdivision in the City of San Antonio, Bexar County, Texas, recorded in Volume 20002, Pages 2116-2117 of the Plat Records of Bexar County, Texas. Said 0.050 of an 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 the southeast corner of said Lot 5, the southwest corner of Lot 901, Block 14, New City Block 16334, Salado Creek Commercial, Unit-1 subdivision recorded in Volume 9705, Page 162 of the Deed and Plat Records of Bexar County, Texas, on the north right-of-way line of Greenway Park, a 60-foot public right-of-way dedicated in said Salado Creek Commercial, Unit-1

THENCE: N 04°04'23 W, departing the north right-of-way line of said Greenway Park, along and with the east line of said Lot 5, the west line of said Lot 901, a distance of 132.11 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: S 86°01'36" W, departing the east line of said Lot 5, the west line of said Lot 901, over and across said Lot 5, a distance of 103.21 feet to a point;

THENCE: N 63°38'22" E, continuing over and across said Lot 5, a distance of 111.54 feet to a point on the east line of said Lot 5, the west line of said Lot 901, from which the northeast corner of said Lot 5, the northwest corner of said Lot 901, on the south line of a 312.873 acre tract conveyed to Salado Creek Conservation Association, Inc. bears N 04°04'23 W, a distance of 41.14 feet;

THENCE: S 04°04'23" E, along and with the east line of said Lot 5, the west line of said Lot 901, a distance of 42.48 feet to the POINT OF BEGINNING and containing 0.050 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8267-16 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: April 3, 2023
 JOB NO. 8237-16
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