

Z-2023-10700102
PA-2023-11600025

EXHIBIT "A"
Political Metes and Bounds Description

A metes and bounds description of a 1.15 acre (50,314 Sq. Ft.) tract more or less, being out of the remaining portion of a 20.578, recorded in Volume 4279, Page 192, Deed Records of Bexar County, Texas, situated in the J. Diaz Survey No. 133 1/2, Abstract 190, New City Block 10614, in the City of San Antonio, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: at a point, on the north right-of-way line of East Houston Street, a variable width right-of-way, recorded in Volume 9555, Page 192, Deed and Plat Records of Bexar County, Texas, with bearings based on the Texas Coordinate System NAD 83, Texas South Central Zone (4204), (N: 13,702,240.79, E: 2,158,781.15), the southeast corner of the herein described tract;

THENCE: South 89°35' West, along and with the north right-of-way line of East Houston Street, a distance of 239.85 feet to a point, the southwest corner of the herein described tract;

THENCE: North 00°30' West, departing the north right-of-way line of East Houston Street, a distance of 209.73 feet, the northwest corner of the herein described tract;

THENCE: North 89°30' East, a distance of 239.57 feet to a point, the northeast corner of the herein described tract;

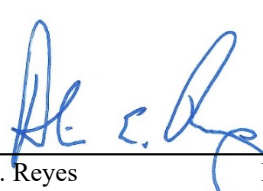
THENCE: South 00°35' East, a distance of 210.06 feet to the **POINT OF BEGINNING** and containing 1.15 acres (50,314 Sq. Ft.) more or less.

Notes:

This document was prepared under 22TAC663.21, 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 creating or reconfiguration of the boundary of the political subdivision for which it was prepared.

UP Engineering + Surveying
11903 Jones Maltsberger Rd.
Suite 102
San Antonio, Texas 78216
TBPELS Firm No. 10194606



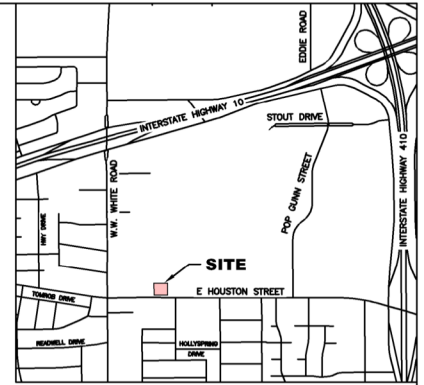


Adrian E. Reyes
Registered Professional Land Surveyor
No. 5806 – State of Texas

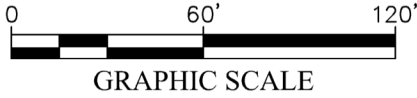
Date: 02-26-2023

EXHIBIT "B"

J. DIAZ SURVEY NO. 133 1/2,
ABSTRACT 190, SITUATED IN
THE CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS
N.C.B. 10614



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE

LOT 82
1.056 ACRE TRACT
N.C.B. 10614
FRANK STANUSH SUBDIVISION
VOL. 9606, PAGE 218
D.P.R.B.C.T.

LOT 77
18.06 ACRE TRACT

N00°30'W
209.73'

1.15 ACRE TRACT
(50,314 SQ. FT.)
BEING THE REMAINING PORTION
OF A 20.578 ACRE TRACT
VOL. 4279, PAGE 192
D.R.B.C.T.
(BEING CALLED A
1.10 ACRE TRACT)
N.C.B. 10614
OUTSPAN SUBDIVISION
VOL. 9555, PAGE 192
D.P.R.B.C.T.

210.06'
S00°35'E

LOT 77
18.06 ACRE TRACT
N.C.B. 10614
OUTSPAN SUBDIVISION
VOL. 9555, PAGE 192
D.P.R.B.C.T.

239.85'
S89°35'W

EAST HOUSTON STREET
(VARIABLE WIDTH R.O.W.)
VOL. 9555, PAGE 192
D.P.R.B.C.T.

POINT OF BEGINNING
N:13702240.79
E:2158781.15

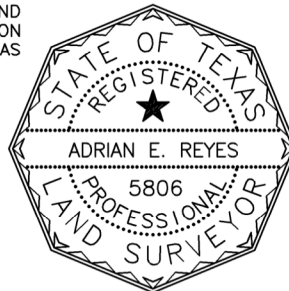
NOTES:

1. ALL BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83, ALL DISTANCES ARE MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM.

2. RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY UP ENGINEERING + SURVEYING.

3. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, 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 RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

ADRIAN E. REYES R.P.L.S., Texas No. 5806
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION No. 5806
Date: 04-26-2023



LEGEND

	BOUNDARY LINE
	EXISTING ADJOINER LINE
	VOLUME
	RIGHT-OF-WAY
	NEW CITY BLOCK
	DEED RECORDS
	OF BEXAR COUNTY, TEXAS
	DEED AND PLAT RECORDS
	OF BEXAR COUNTY, TEXAS

SHEET

2

OF 2

PROJECT NO. 470
CHECKED: A.REYES
DRAWN: C.GALVAN

POLITICAL METES AND BOUNDS
1.15 ACRE TRACT
(50,314 SQ. FT.)

City of San Antonio
Bexar County, Texas

UP

ENGINEERING + SURVEYING

11903 JONES MALTSBERGER RD, SUITE 102
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992
TBPELS F-10194606