

**METES AND BOUNDS
OF
PROPERTY BEING REQUESTED TO BE CHANGED FROM
ZONE RM-4 TO ZONE RM-4S**

Being 2.661 acres more or less, consisting of Lots 1-5, Lots 7-12, and a portion of Lot 6, Block 10, New City Block 1510, Bexar County, Texas and being that same tract conveyed in Deed of Trust recorded in Document No. 20220118801, said 2.661 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of this 2.661 acres, same being the southeast corner of said Lot 7 and at the intersection of the West Right-of-Way of Connelly Street and the North Right-of-Way of Martin Luther King Drive, same also being the **POINT OF BEGINNING**;

THENCE along the North Right-of-Way of said Martin Luther King Drive, South 89 degrees 51 minutes 28 seconds West, a distance of 286.02 feet to a mag nail found for the lower southwest corner of this 2.661 acres, same being the beginning of a curve to the right;

THENCE along said curve to the right having a radius of 18.08 feet (called 15.00 feet), an arc length of 28.42 feet, a chord length of 25.58 feet, a chord bearing of North 45 degrees 13 minutes 25 seconds West, and a delta angle of 90 degrees 04 minutes 15 seconds to a 1/2 inch iron rod found for the upper southwest corner of this 2.661 acres, same being on the East Right-of-Way of South New Braunfels Avenue;

THENCE along the East Right-of-Way of said South New Braunfels Avenue, North 00 degrees 11 minutes 17 seconds West, a distance of 363.24 feet to a point for the northwest corner of this 2.661 acres, same being the northwest corner of said Lot 1 and at the intersection of the East Right-of-Way of said South New Braunfels Avenue and the South Right-of-Way of Nevada Street, from which a metal fence post bears, South 20 degrees 42 minutes 27 seconds East, a distance of 2.38 feet;

THENCE along the South Right-of-Way of said Nevada Street, North 89 degrees 51 minutes 28 seconds East, a distance of 304.123 feet (called 304.1 feet) to a mag nail found for the northeast corner of this 2.661 acres, same being the northeast corner of said Lot 12 and at the intersection of the South Right-of-Way of said Nevada Street and the West Right-of-Way of said Connelly Street;

THENCE along the West Right-of-Way of said Connelly Street, South 00 degrees 11 minutes 17 seconds East, a distance of 381.30 feet (called 381.28 feet) to the **POINT OF BEGINNING**, and containing 2.661 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
July 7, 2023

