

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 3.496 acre, or 152,292 square feet more or less, tract of land comprised of all of the 0.260 acre tract described in instrument to Camaron Development, Ltd. in Document No. 20200141683 in the Official Public Records of Bexar County, Texas, all of the tract described as Lot A2 in instrument to Camaron Development, Ltd. in Volume 17714, Page 900 in said Official Public Records and in Volume 17999, Page 727 in said Official Public Records, all of the tract described as Lot A3 in instrument to Camaron Development, Ltd. in Volume 17713, Page 1511 in said Official Public Records, all of the tract described as Lot A4 in instrument to Camaron Development, Ltd. in Volume 17715, Page 124 in said Official Public Records, all of Tract 2, Tract 3 and the remaining portions of Tract 1, Tract 4 and Tract 5 all described in instrument to Camaron Development, Ltd. in Volume 17102, Page 2410 in said Official Public Records, all in New City Block 132 of the City of San Antonio, Bexar County, Texas. Said 3.496 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:

BEGINNING: At a chain link fence post on the west right-of-way line of North Flores Street, a 60-foot public right-of-way, at the southeast corner of said Tract 4 and the northeast corner of Lot 38, New City Block 132, Fox Tech High School Subdivision recorded in Volume 9551, Page 120 in the Deed and Plat Records of Bexar County, Texas;

THENCE: S 70°57'12" W, departing the west right-of-way line of said North Flores Street, along and with the south line of said 1.595 acre tract and partially along and with the north line of said Lot 38, a distance of 482.68 feet to a point on the east right-of-way line of Cameron Street, a variable width public right-of-way;

THENCE: Along and with the east right-of-way line of said Cameron Street, the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 1280.00 feet, a central angle of 09°19'32", a chord bearing and distance of N 39°00'49" W, 208.11 feet, for an arc length of 208.34 feet to a point;

N 34°28'10" W, a distance of 55.74 feet to a point;

N 65°39'15" W, a distance of 13.61 feet to a point on the south line of said 0.160 acre tract, at the northwest corner of said 0.260 acre tract;

N 55°25'16" W, a distance of 15.46 feet to a point;

N 27°51'44" W, a distance of 27.87 feet to a point on the west line of said 0.160 acre tract;

THENCE: N 01°50'41" W, along and with the east right-of-way line of said Cameron Street and the west line of said 0.160 acre tract, a distance of 52.09 feet to a point at the south end of the southeast cutback at the intersection of said Cameron Street and Kingsbury Avenue, a variable width public right-of-way;

THENCE: N 18°12'24" E, along and with said cutback line, a distance of 26.42 feet to a point on the south right-of-way line of said Kingsbury Avenue, at the east end of said cutback;

THENCE: N 58°49'43" E, along and with the south right-of-way line of said Kingsbury Avenue and the north line of said 0.160 acre tract, a distance of 26.00 feet to a point;

THENCE: N 70°06'57" E, along and with the south right-of-way line of said Kingsbury Avenue and the north line of said Lot A2, Lot A3, Lot A4 and said 0.181 acre tract, a distance of 172.77 feet to a point, at the southwest corner of the intersection of said Kingsbury Avenue and "L" Street, a 25-foot public right-of-way and at the northeast corner of said 0.181 acre tract;

THENCE: S 29°35'43" E, along and with the west right-of-way line of said "L" Street and the east line of said 0.181 acre tract, a distance of 121.74 feet to a point on the north line of said 0.260 acre tract, at the southeast corner of said 0.181 acre tract;

THENCE: N 71°10'20" E, along and with the south right-of-way line of said "L" Street and the north line of said 0.260 acre tract, a distance of 25.57 feet to a point on the east right-of-way line of said "L" Street and the west line of Lot 10, New City Block 132 described in Volume 7374, Page 31 in said Official Public Records;

THENCE: S 29°44'15" E, along and with the east line of said 0.260 acre tract and the west line of said Lot 10, a distance of 10.40 feet to a point, at the northwest corner of said 0.295 acre tract and the southwest corner of said Lot 10;

THENCE: N 59°05'04" E, along and with the north line of said 0.295 acre tract and the south line of said Lot 10, a distance of 201.17 feet to a point on the west right-of-way line of said North Flores Street, at the northeast corner of said 0.295 acre tract and the southeast corner of said Lot 10,

THENCE: S 41°51'19" E, along and with the west right-of-way line of said North Flores Street and the east line of said 0.295 acre tract, a distance of 62.60 feet to a point, at the southeast corner of said 0.295 acre tract and the northeast corner of said 1.595 acre tract;

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THENCE: Along and with the west right-of-way line of said North Flores Street and the east line of said 1.595 acre tract, the following bearings and distances:

S 41°28'24" E, a distance of 163.01 feet to a point;

S 39°00'54" E, a distance of 85.59 feet to the POINT OF BEGINNING and containing 2.875 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13033-00 by Pape-Dawson Engineers, Inc.

"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 CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 13, 2023
JOB NO. 13033-00
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