

Z-2022-10700338 / PA-2022-11600119

METES AND BOUNDS DESCRIPTION

3.14 ACRES

SAN ANTONIO, BEXAR COUNTY, TEXAS

3.14 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 34670, BEXAR COUNTY, TEXAS AND BEING A PORTION OF THE REMAINDER OF A 242.471 ACRE TRACT OF LAND CONVEYED TO 242 CRESTA BELLA, LTD OF RECORD IN VOLUME 12602, PAGE 1845 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BEGINNING at point in the west right-of-way line of Camp Bullis Road and southeast corner of Lot 902 of the Cresta Bella Subdivision, Unit 2A of record in Volume 9669, Pages 157-158 of the Deed and Plat Records of Bexar County, Texas for the northeast corner of the remainder of the 242.471 acres and this tract.

THENCE, with the east line of this tract and the remainder of the 242.471 acres and the west line of Camp Bullis Road the following two (2) calls:

1. South 03°01'03" East 174.92 feet to a point for the beginning of a curve to the left, and
2. Curve to the left with a Radius of 710.87, length of 164.10 feet, chord bearing of South 09°21'11" East, chord of 163.73 feet to a point for the southeast corner of this tract.

THENCE, North 50°56'48" West 457.61 feet with the southwest line of this tract cutting into the remainder of the 242.471 acre tract running 30 feet north and parallel with Lots 17-21 of the Walden Heights Subdivision, Unit 6 of record in Volume 9520, Pages 191-194 of the Deed and Plat Records of Bexar County, Texas to a point for the southwest corner of this tract.

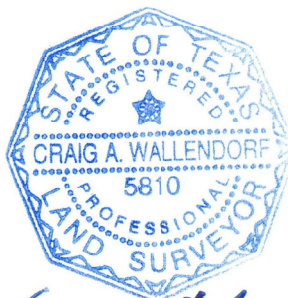
THENCE, with the west and northwest line of this tract cutting across the remainder of the 242.471 acre tract the following two (2) calls:

1. North 03°01'03" West 269.16 feet to a point for the northwest corner, and
2. North 82°34'18" East 201.82 feet to a point in the southwest line of Lot 902 for a north corner of this tract.

THENCE, South 79°23'14" East 232.01 feet with the northeast line of this tract and the remainder of the 242.471 acre tract and the southwest line of Lot 902 to the **POINT OF BEGINNING** and containing 3.14 acres of land subject to any and all easements, setbacks, conveyances, right-of-way and restrictions that may affect.

"This document was prepared under 22 TAC §138.95, 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."

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