

**ZONING DESCRIPTION  
FOR  
A 1.897 ACRE TRACT  
(C-3)**

A **1.897 acre** tract of land, situate in the AJ Leslie Survey Number 99, Abstract 447, New City Block 12495, City of San Antonio, Bexar County, Texas, and being a portion out of Block 6 of the Senisa Terrace Subdivision, a plat of record in Volume 3700, Page 43 of the Deed and Plat Records of Bexar County, Texas (D.P.R.), a portion of a 3.412 acre tract of land, called Lot A-2, as conveyed to John Anthony Yamaguchi of record in Document No. 20210073524 of the Official Public Records of Bexar County, Texas (O.P.R.) and all of a called Lot A-1 also conveyed to John Anthony Yamaguchi in Document No. 20210073523 (O.P.R.) and being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod in the north right-of-way line of S.W. Military Drive (Loop 13), a variable width right-of-way, for the southeast corner of the remaining portion of a 3.844 acre tract as described in Volume 6153, Page 204 (O.P.R.), the southwest corner of Lot A-2 and the tract described herein, from which a found iron pipe for the southwest corner of the remaining portion of said 3.844 acre tract bears N 84°13'56" W, a distance of 234.92 feet;

**THENCE: N 00°21'19" W**, along and with the west line of Lot A-2 and the east line of said 3.844 acre tract, a distance of **310.83 feet** to a calculated point for the northwest corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod for the northeast corner of said 3.844 acre tract and the southeast corner of Lot 9, Block 6 of the Morrow Medical Park Subdivision, a plat of record in Volume 9536 Page 102 (D.P.R.) bears N 00°21'19" W, a distance of 128.85 feet;

**THENCE: N 89°22'47" E**, into and across Lot A-2, a distance of **255.10 feet** to a calculated point in the west right-of-way line of Barlite Blvd., an 80' wide right-of-way, and the east line of Lot A-2, for the northeast corner of the tract described here, from which a found iron pipe at the intersection of Barlite Blvd. with McCauley Blvd., a 60' right-of-way, for the northeast corner of Lot A-2 bears N 00°14'18" E, a distance of 352.00 feet;

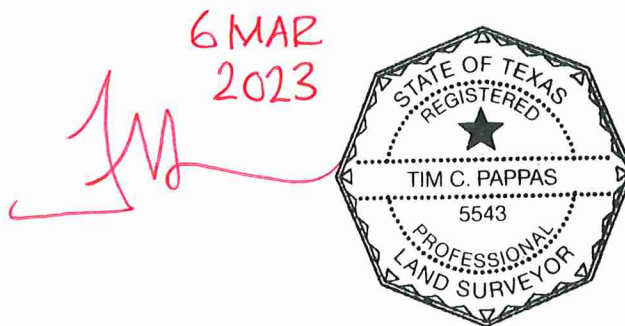
**THENCE: S 00°14'18" E**, along and with the west right-of-way line of Barlite Blvd., the east line of Lot A-2 and Lot A-1, a distance of **309.30 feet** to a set mag nail with a washer stamped "KFW SURVEYING" at the intersection of Barlite Blvd. with S.W. Military Drive, for a point of curvature to the right of Lot A-1 and the tract described herein;

**THENCE:** with the curve to the **right** having an arc of **45.24 feet**, a radius of **26.98 feet**, a delta of **96°04'00"** and a chord bears **S 47°44'04" W**, a distance of **40.12 feet** to a set mag nail with a washer stamped "KFW SURVEYING" to a point of tangency of Lot A-1 and the tract described herein;

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**THENCE: N 84°13'56" W**, along and with the north right-of-way line of S.W. Military Drive and the south line of Lot A-1, at a distance of 126.00 feet passing a found ½" iron rod for the southwest corner of Lot A-1 and the southerly southeast corner of Lot A-2, and continuing along and with the north right-of-way line of S.W. Military Drive and the south line of Lot A-2, for a total distance of **225.89 feet** to the **POINT OF BEGINNING** and containing **1.897 acres** more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"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."



Job No.: 22-194  
Prepared by: KFW Surveying  
Date: March 6, 2023  
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