

**ZONING DESCRIPTION
FOR
A 2.067 ACRE TRACT
(C-3NA)**

A **2.067 acre** tract of land, situate in the AJ Leslie Survey Number 99, Abstract 447 and William Harris Survey Number 52, Abstract 320, 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.) and 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.);

COMMENCING 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 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 **POINT OF BEGINNING** and the southwest corner of the tract described herein;

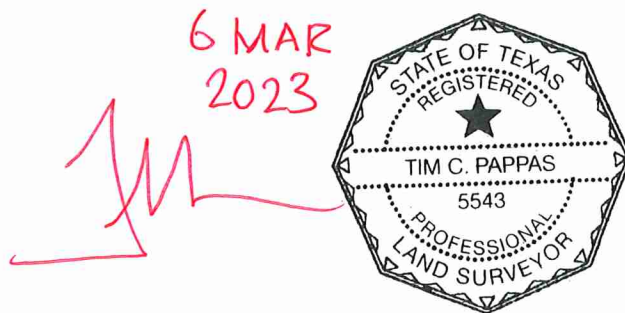
THENCE: N 00°21'19" W, continuing along and with the west line of Lot A-2 and the east line of said 3.844 acre tract, at a distance of 128.85 feet passing a found $\frac{1}{2}$ " iron rod for the northeast corner of said 3.844 acre tract and the southeast corner of Lot 9, Block 6 of the Morrow Medical Park Subdivision, a plat of record in Volume 9536 Page 102 (D.P.R.), continuing along and with the west line of Lot A-2 and the east line of Lot 9, for a total distance of **352.86 feet** to a found $\frac{1}{2}$ " iron rod with a Plastic Cap Stamped "CLARK GEOGRAM" in the south right-of-way line of McCauley Blvd., a 60' wide right-of-way, for the northeast corner of Lot 9, the northwest corner of Lot A-2 and the tract described herein, from which a found iron pipe for a point of curvature Lot 9 bears N89°34'21"E, a distance of 103.79 feet;

THENCE: N 89°34'21" E, along and with the south right-of-way line of McCauley Blvd. and the north line of Lot A-2, a distance of **255.81 feet** to a found iron pipe at the intersection of Barlite Blvd., a 80' wide right-of-way, with McCauley Blvd., for the northeast corner of Lot A-2 and the tract described herein;

THENCE: S 00°14'18" E, along and with the west right-of-way line of Barlite Blvd. and the east line of Lot A-2, a distance of **352.00 feet** to a calculated point for the southeast corner of the tract described herein, from which 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 bears S00°14'18"E, a distance of 309.30 feet;

THENCE: S 89°22'47" W, into and across Lot A-2, a distance of **255.10 feet** to the **POINT OF BEGINNING** and containing **2.067 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
File: S:\Draw 2022\22-194 3003 SW Military Dr\DOCS\ 22-194 1.897AC FN - Zoning (C-3NA).docx