

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 0.938 of an acre tract of land being all of the remaining portion of a called 1.57 acre tract described in deed to Alfredo Lira and Lydia Lira recorded in Document No. 20180200073 of the Official Public Records of Bexar County, Texas, further described in Volume 3509, Page 255 of said Official Public Records, out of the Domingo Bustillos Survey No. 31, Abstract 44, in New City Block 11147 of the City of San Antonio, Bexar County, Texas. Said 0.938 of an 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 found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" at the southwest corner of a called 0.0031 acre tract of land recorded in Volume 9493, Page 1610 of said Official Public Records, on the south line of said 1.57 acre tract, and on the north line of Interstate Highway No. 410, a variable width public right-of-way;
- THENCE:** N 89°42'32" W, with the south line of said 1.57 acre tract and with the north right-of-way line of said Interstate Highway No. 410, a distance of 433.02 feet to a set MAG nail with a washer marked "Pape-Dawson" at the southeast corner of Tract 7-B, Moursund Acres Subdivision, recorded in Volume 4960, Page 80 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** N 00°09'06" E, departing the north right-of-way line of said Interstate Highway No. 410, over and across said 1.57 acre tract, with the east line of said Tract 7-B, a distance of 90.76 feet to a set $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said Tract 7-B, on the north line of said 1.57 acre tract, and on the south line of a called 0.987 acre tract of land recorded in Volume 2179, Page 831 of said Official Public Records;
- THENCE:** S 89°24'17" E, with the north line of said 1.57 acre tract and with the south line of said 0.987 acre tract, at a distance of 42.55 feet passing a found $\frac{1}{2}$ " iron pipe at the southeast corner of said 0.987 acre tract and at the southwest corner of a called 50-foot X 126.3-foot tract, known as "Tract 1", recorded in Volume 1125, Page 194 of said Official Public Records, and continuing with the north line of said 1.57 acre tract, with the south line of said Tract 1, and with the south line of a called 1.2 acre tract, known as "Tract 2", of land recorded said Volume 1125, Page 194 of said Official Public Records, and further described in Volume 4641, Page 300 of the Deed Records of Bexar County, Texas, for a total distance of 457.34 feet to a found 1" iron pipe at the northeast corner of said 1.57 acre tract, at the southeast corner of said Tract 2, and on the west right-of-way line of Pleasanton Road, a variable width public right-of-way;

THENCE: S 00°13'22" E, with the east line of said 1.57 acre tract and with the west right-of-way line of said Pleasanton Road, a distance of 63.24 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" at the northeast corner of said 0.0031 acre tract;

THENCE: Southwesterly, departing the west right-of-way line of said Pleasanton Road, over and across said 1.57 acre tract, and with the northwest line of said 0.0031 acre tract, along a non-tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 89°25'44", a chord bearing and distance of S 44°48'10" W, 35.18 feet, for an arc length of 39.02 feet to the POINT OF BEGINNING and containing 0.938 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12873-01 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 14, 2023
JOB NO. 12873-01
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