

METES AND BOUNDS DESCRIPTION  
FOR ZONING CHANGE

A 6.398 acre, more or less, tract of land being a portion of that 68.500 acre tract conveyed to Medio Bailey Partners, Ltd. by deed recorded in Volume 12857, Page 118 of the Deed and Plat Records of Bexar County, Texas, and all of that 0.676 acre tract conveyed to Medio Bailey Partners, Ltd. by deed recorded in Volume 15727, Page 198 of the Official Public Records of Bexar County, Texas, out of the Francisco Recardo Hernandez Survey No. 6, Abstract 6, in County Block 4301, Bexar County, Texas. Said 6.398 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:

COMMENCING: At the southeast end of the cutback at the intersection of the northwest right-of-way line of Interstate Highway 35, a variable width public right-of-way, with the northeast right-of-way line of Fischer Road, an 86-foot public right-of-way;

THENCE: Along and with the northwest right-of-way line of said Interstate Highway 35 and the southeast line of said 68.500 acre tract, the following bearings and distances:

N 44°54'42" E, a distance of 100.98 feet to a point;

N 50°53'56" E, a distance of 233.57 feet to a point;

N 48°11'39" E, a distance of 169.24 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 41°48'31" W, departing the southeast line of said 68.500 acre tract, the northwest right-of-way line of said Interstate Highway 35, over and across said 65.800 acre tract, a distance of 572.20 feet to a point on the southeast line of Lot 3, Block 2, County Block 4301, Maruchan Subdivision recorded in Volume 9709, Pages 210-211 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 48°11'29" E, along and with the southeast line of said Lot 3, a distance of 473.28 feet to the west corner of a 0.676 acre tract conveyed to 35/410 South Land Venture, Ltd. by deed recorded in Volume 15737, Page 192 of the Official Public Records of Bexar County, Texas;

THENCE: S 44°59'47" E, departing the southeast line of said Lot 3, along and with the southwest line of said 35/410 South Land Venture, Ltd. tract, a distance of 283.57 feet to the south corner of said 35/410 South Land Venture Ltd. tract, the north corner of said 0.676 acre Medio Bailey Partners, Ltd. tract;

6.398 Ac.  
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THENCE: S 44°59'47" E, along and with the west line of said 0.676 acre Medio Bailey Partners, Ltd. tract, a distance of 277.73 feet to the south corner of said 0.676 acre Medio Bailey Partners, Ltd. tract, on the northwest right-of-way line of said Interstate Highway 35;

THENCE: Along and with the northwest right-of-way line of said Interstate 35, the southeast line of said 68.500 acre tract, the following bearings and distances:

S 45°00'13" W, a distance of 211.88 feet to a point;

S 48°11'39" W, a distance of 67.25 feet to a point;

THENCE: S 48°11'39" W, a distance of 225.68 feet to the POINT OF BEGINNING and containing 6.398 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13044-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC138.95, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: March 15, 2023  
JOB NO. 13044-00  
DOC. ID. N:\CIVIL\13044-00\Word\13044-00 FN\_ZN\_6.398 AC.docx



METES AND BOUNDS DESCRIPTION  
FOR ZONING CHANGE

A 6.500 acre, more or less, tract of land out of that 68.500 acre tract conveyed to Medio Bailey Partners, Ltd. by deed recorded in Volume 12857, Page 118 of the Deed and Plat Records of Bexar County, Texas, out of the Francisco Recardo Hernandez Survey No. 6, Abstract 6, in County Block 4301, Bexar County, Texas. Said 6.500 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 the southeast end of the cutback at the intersection of the northwest right-of-way line of Interstate Highway 35, a variable width public right-of-way, with the northeast right-of-way line of Fischer Road, an 86-foot public right-of-way;

**THENCE:** N 71°48'22" W, along and with said cutback, a distance of 49.44 feet to the northwest end of said cutback;

**THENCE:** N 35°03'22" W, along and with the northeast right-of-way line of said Fischer Road, a distance of 527.77 feet to the south corner of Lot 3, Block 2, Maruchan Subdivision recorded in Volume 9709, Pages 210-211 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** N 48°11'29" E, departing the northeast right-of-way line of said Fischer Road, along and with the southeast line of said Lot 3, a distance of 466.04 feet to a point;

**THENCE:** S 41°48'31" E, departing the southeast line of said Lot 3, over and across said 68.500 acre tract, a distance of 572.20 feet to a point on the southeast line of said 68.500 acre tract, the northwest right-of-way line of said Interstate Highway 35;

**THENCE:** Along and with the southeast line of said 68.500 acre tract, the northwest right-of-way line of said Interstate Highway 35, the following bearings and distances:

S 48°11'39" W, a distance of 169.24 feet to a point;

S 50°53'56" W, a distance of 233.57 feet to a point;



THENCE: S 44°54'42" W, continuing along and with the southeast line of said 68.500 acre tract, the northwest right-of-way line of said Interstate Highway 35, a distance of 100.98 feet to the POINT OF BEGINNING and containing 6.500 acres in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13044-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC138.95, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: March 13, 2023  
JOB NO. 13044-00  
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