



**ZONING DESCRIPTION FOR
A 2.9798 ACRE TRACT**

2.9798 acres out of tracts Three (3) and Four (4), Block One (1), New City Block Fourteen Thousand Six Hundred Ninety-Seven (14697), of the Gustav Eckert Estate Subdivision, lying and being situated within the corporate limits of the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 980, Page 388, Deed and Plat Records of Bexar County, Texas, said 2.9798 acres being more particularly described as follows:

BEGINNING at an iron pin at the fence corner at the most northerly corner of Tract 4;

THENCE: along a fence line **S 48 Degrees 32 Minutes 53 Seconds E**, a total distance of **569.83 feet** to an iron pin being the most easterly corner of this tract;

THENCE: along a fence line **S 57 Degrees 16 Minutes 28 Seconds W**, a total distance of **149.39 feet** to an iron pin being on the north right-of-way line of Eckert Lane for a corner;

THENCE: along the north right-of-way line of Eckert Lane, **S 85 Degrees 32 Minutes 00 Seconds W**, a total distance of **101.30 feet** to an iron pin for a corner;

THENCE: along a fence line, **N 29 Degrees 55 Minutes 48 Seconds W**, a total distance of **742.95 feet** to an iron pin being the most westerly corner of this tract;

THENCE: along a fence line, **N 42 Degrees 13 Minutes 59 Seconds E**, a total distance of **102.53 feet** to the **POINT OF BEGINNING**.

Commonly known as: 4891 Gus Eckert Road, San Antonio, TX 78240.

NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey performed by KFW Engineers and Surveying, 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.

Bearings and distances shown hereon are quoted directly from Document Number 20200055963, recorded March 16, 2020 in the Official Public Records of Bexar County, Texas. The courses shown thereon do not form a closed polygon.

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