



Metes and Bounds Description

4.29 ACRES OF LAND

BEXAR COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 4.29 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING A PORTION OF LOT 35, BLOCK 20, NEW CITY BLOCK 18333 OF CRESTA II SUBDIVISION OF RECORD IN VOLUME 9684, PAGES 14-15 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

BEGINNING at point in the east line of Lot 35 for the common lot corner of Lot 4, Block 3, NCB 18333 of the Brass 10 Replat Subdivision of record in Volume 9861, Page 103 of the Deed and Plat Records of Bexar County, Texas and Lot 901, Block 32, NCB 18333 of the Cresta Bella U4C Subdivision of record in Volume 9717, Page 74 of the Deed and Plat Records of Bexar County, Texas for a point in this tract.

THENCE, with the east line of this tract and Lot 35 and the west line of Lot 901 the following two (2) calls:

1. South $18^{\circ}22'35''$ East 63.37 feet to an interior corner of Lot 901 and an angle in this tract, and
2. South $34^{\circ}48'42''$ West 251.51 feet to a point for the southeast corner of this tract.

THENCE, with the south line of this tract cutting across Lot 901 and with the north lines of 77 & 76 of Cresta Bella Unit 4B Enclave Subdivision North $89^{\circ}49'30''$ West 360.18 feet to a point for a southeast corner of a remainder of a 48.576 acre tract conveyed to Elmac, Ltd of record in Volume 11259, Page 803 of the Official Public Records of Bexar County, Texas for the southwest corner of Lot 35 and this tract.

THENCE, with the west line of this tract and Lot 35 and an east line of the Elmac Tract North $03^{\circ}40'32''$ East 457.82 feet to a point for the northwest corner of Lot 35 and this tract.

THENCE, with the north line of this tract cutting across Lot 35 the following Three (3) calls:

1. South $89^{\circ}54'27''$ East 183.94 feet to a point for an angle,
2. South $29^{\circ}05'43''$ East 79.67 feet to a point in the west line of Lot 4 and the east line of Lot 35 for an angle, and
3. South $89^{\circ}55'53''$ East 234.13 feet to a point for the northeast corner of this tract.

THENCE, with the east line of this tract and Lot 35 and the west line of Lot 4 South $01^{\circ}07'27''$ West 121.17 feet to the **POINT OF BEGINNING** and containing 4.29 acres of land.

"This document was prepared under 22 TAC §663.21, 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."


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August 16, 2021



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FIELD NOTES FOR PARCEL BEING REZONED FROM MF-25 TO R-6

Metes and Bounds Description
16.93 ACRES OF LAND
BEXAR COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION OF A 16.93 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 18333, BEXAR COUNTY, TEXAS BEING THE REMAINDER OF A 0.854 ACRE TRACT OF LAND CONVEYED TO ELMAC, LTD OF RECORD IN VOLUME 11646, PAGE 1450 AND A PORTION OF THE REMAINDER OF A 48.576 ACRE TRACT OF LAND CONVEYED TO ELMAC, LTD, OF RECORD IN VOLUME 11259, PAGE 803, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL OF A 1.00 ACRE TRACT OF LAND CONVEYED TO AVALON HEIGHTS GP, LLC OF RECORD IN DOCUMENT #20200322337 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

BEGINNING at point in the west line of Lot 4, Block 3, NCB 18333 of the Brass 10 Replat Subdivision of record in Volume 9861, Page 103 of the Deed and Plat Records of Bexar County, and the southeast corner of a 1.341 acre tract of land conveyed to TYL Holdings, LP of record in Document #20180205475 of the Official Public Records of Bexar County, Texas and a northeast corner of the remainder 0.854 acre tract for the northeast corner of this tract.

THENCE, with the west line of this tract and Lot 35 and an east line of the Elmac Tract South 00°49'16" East 268.71 feet to the northeast corner of Lot 35, BLOCK 20, New City Block 18333 of Cresta II Subdivision of record in Volume 9684, Pages 14-15 of the Deed and Plat Records of Bexar County, Texas and the southeast corner of the remainder 0.854 acre tract for the southeast corner of this tract.

THENCE, with the south line of this tract cutting across the remainder of the 48.576 acre tract and a southwest line of the 1.00 acre tract the following ten (10) calls:

1. North 89°54'27" West 274.24 feet to an angle,
2. North 29°05'43" West 53.71 feet to an angle,
3. South 89°56'51" West 446.67 feet to an angle,
4. South 46°29'15" West 224.60 feet to an angle,
5. South 41°03'26" West 50.00 feet to an angle,
6. Curve to the left with a radius of 175.00 feet, Length of 125.58 and a Delta of 41°06'36" to an angle,
7. South 89°56'35" West 357.14 feet to an angle,
8. South 53°32'11" West 491.62 feet to an angle,
9. North 73°44'16" East 55.92 feet to an angle, and
10. North 31°35'13" West 363.18 feet to a point in the southeast right-of-way line of Heuermann Road for the west corner of the 1.00 acre tract,

**FIELD NOTES FOR PARCEL BEING REZONED TO MF-18 + PLAN
AMENDMENT**

THENCE, with the northwest line of this tract and the 1.00 acre tract and the southeast right-of-way line of Heuermann Road the following five (5) calls:

1. North 31°40'08" East 79.61 feet to an angle,
2. North 35°32'28" East 82.22 feet to an angle,
3. North 35°32'28" East 103.56 feet to an angle,
4. North 35°32'28" East 112.23 feet to an angle, and
5. North 00°26'06" East 127.96 feet to the northwest corner of the remainder 48.576 acre tract and this tract,

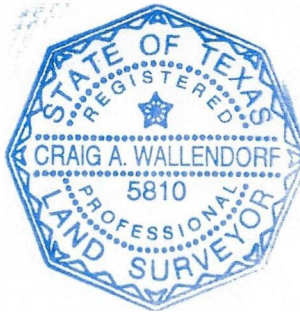
THENCE, with the north line of this tract and the remainder 48.576 acre tract and the south line of the TYL Holdings, LP the following five (5) calls:

1. North 89°56'51" East 249.38 feet to an angle,
2. South 00°03'09" East 99.88 feet to an angle for an interior corner,
3. North 89°56'51" East 630.23 feet to an angle,
4. South 89°58'42" East 371.95 feet to an angle, and
5. South 89°57'11" East 583.14 feet to the **POINT OF BEGINNING** and containing 4.29 acres of land.

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**FIELD NOTES FOR PARCEL BEING REZONED TO MF-18 and
PLAN AMENDMENT**