

METES AND BOUNDS DESCRIPTION  
FOR ZONING

A 16.075 acre tract of land out of a called 304.560 acre tract of land conveyed to Galleria Ventures Limited by deed recorded in Volume 8775, Page 605 of the Official Public Records of Bexar County, Texas, out of the Anselmo Pru Survey No. 20, Abstract 574 and the G.F.A. Wrede Survey No. 292, Abstract 809, in New City Block (N.C.B.) 15825 of the City of San Antonio, Bexar County, Texas. Said 16.075 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 northeast corner of a Variable Width Access and Private Drainage Easement recorded in Volume 9659, Page 173 of the Deed and Plat Records of Bexar County, Texas, on the west right-of-way line of Vance Jackson Road, an 86-foot public right-of-way, dedicated in Volume 9589, Page 159 of the said Deed and Plat Records;

**THENCE:** S 82°13'40" W, departing the west right-of-way line of said Vance Jackson Road, over and across said 304.560 acre tract and along and with the north line of said Variable Width Access and Private Drainage Easement, at a distance of 76.84 feet passing a reentrant corner of said easement, and continuing, for a total distance of 192.78 feet to a point;

**THENCE:** Northwesterly, with a tangent curve to the right, said curve having a radius of 652.50 feet, a central angle of 26°39'41", a chord bearing and distance of N 84°26'29" W, 300.90 feet, at an arc length of 4.44 feet passing a reentrant corner of said Variable Width Access and Private Drainage Easement, and continuing, along and with the said north line of said easement, for a total arc length of 303.63 feet to a point;

**THENCE:** Continuing, over and across said 304.560 acre tract and along and with the north line of said Variable Width Access and Private Drainage Easement, the following bearings and distances:

N 71°06'39" W, a distance of 270.21 feet to a point;

N 51°39'45" W, a distance of 70.00 feet to a point at a southeast corner of Lot 19, Block 1 of the CT Presidio Subdivision Phase II recorded in Volume 9681, Page 20 of the said Deed and Plat Records;

**THENCE:** Along and with the east line of said Lot 19, the following bearings and distances:

N 02°23'59" W, a distance of 388.27 feet to a point;

N 17°11'20" E, a distance of 328.34 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 12°57'59" W, a distance of 20.14 feet to a point at a reentrant corner of said Lot 19;

**THENCE:** EAST, along and with a south line of said Lot 19, at a distance of 366.22 feet passing a southeast corner of said Lot 19 and continuing, over and across said 304.560 acre tract, for a total distance of 566.79 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

16.075 Ac.  
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THENCE: S 73°56'20" E, a distance of 291.30 feet to a found mag. nail and washer on the west right-of-way line of said Vance Jackson Road;

THENCE: Along and with the west right-of-way line of said Vance Jackson Road, the following bearings and distances:

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 957.00 feet, a central angle of 07°50'38", a chord bearing and distance of S 10°03'50" W, 130.91 feet, for an arc length of 131.01 feet to a point;

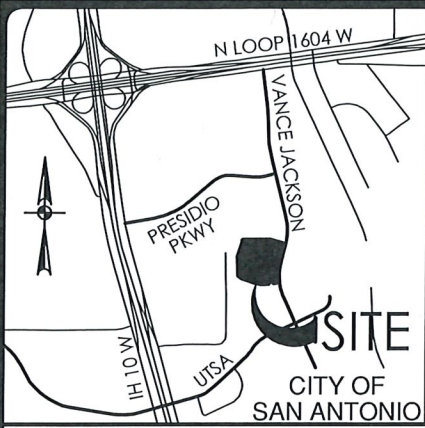
S 13°59'09" W, a distance of 302.01 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 1043.00 feet, a central angle of 19°31'12", a chord bearing and distance of S 04°13'33" W, 353.62 feet, for an arc length of 355.34 feet to the POINT OF BEGINNING and containing 16.075 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12336-00 by Pape-Dawson Engineers, Inc.

"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."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 2, 2020  
JOB NO. 12336-00  
DOC. ID. N:\CIVIL\12336-00\Word\12336-00 FN 16.075AC.docx





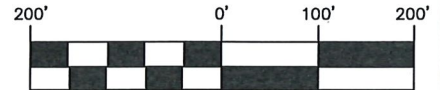
LOCATION MAP  
NOT-TO-SCALE

**LEGEND:**

- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD WITH PAPE-DAWSON CAP

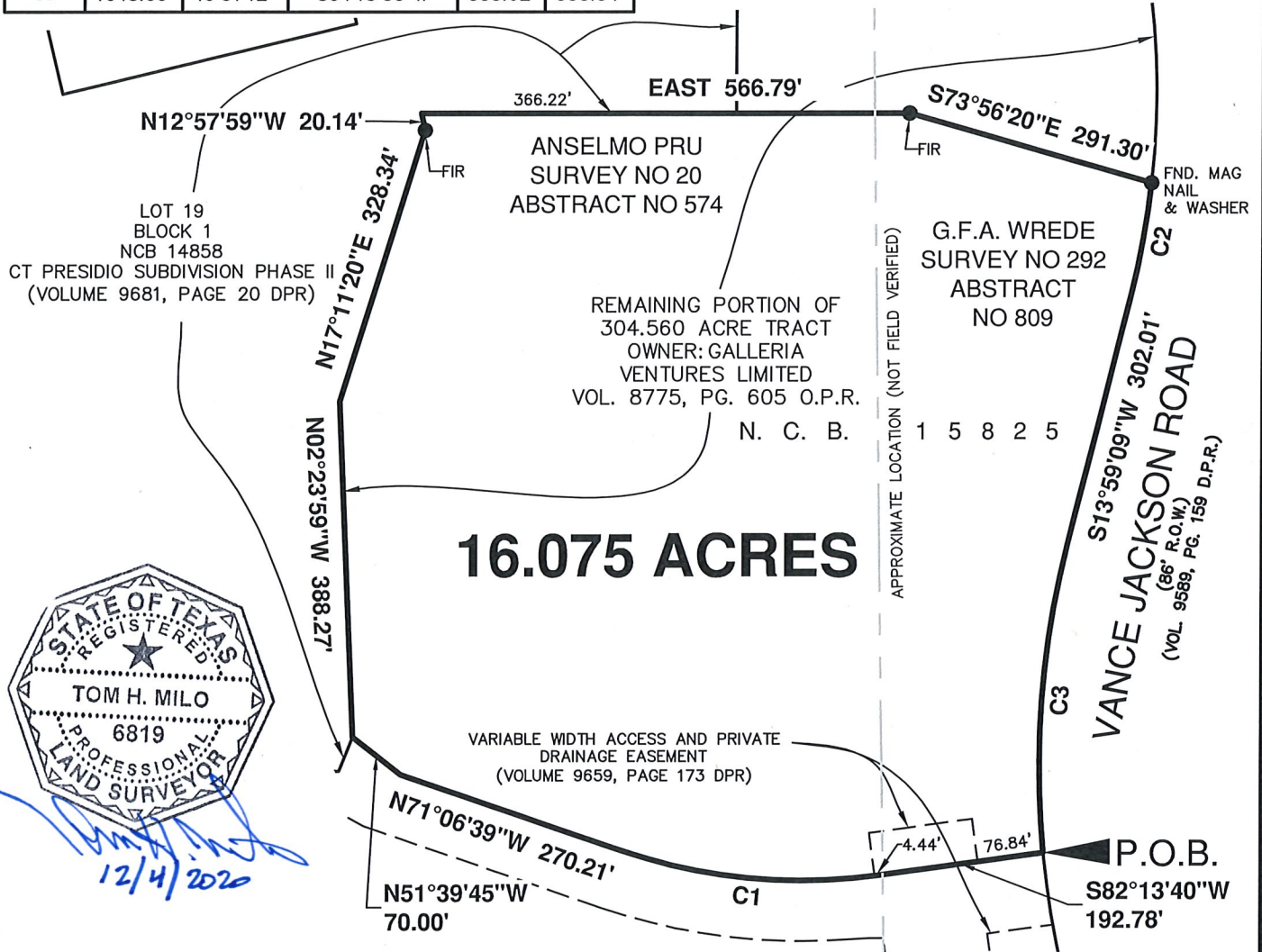
**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE 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.
3. 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."



SCALE: 1" = 200'

| CURVE TABLE |          |           |               |         |         |
|-------------|----------|-----------|---------------|---------|---------|
| CURVE       | RADIUS   | DELTA     | CHORD BEARING | CHORD   | LENGTH  |
| C1          | 652.50'  | 26°39'41" | N84°26'29"W   | 300.90' | 303.63' |
| C2          | 957.00'  | 7°50'38"  | S10°03'50"W   | 130.91' | 131.01' |
| C3          | 1043.00' | 19°31'12" | S04°13'33"W   | 353.62' | 355.34' |



12/4/2020



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

ZONING EXHIBIT  
A 16.075 ACRE TRACT OF LAND OUT OF A CALLED 304.560 ACRE TRACT OF LAND CONVEYED TO GALLERIA VENTURES LIMITED BY DEED RECORDED IN VOLUME 8775, PAGE 605 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT 574 AND THE G.F.A. WREDE SURVEY NO. 292, ABSTRACT 809, IN NEW CITY BLOCK (N.C.B.) 15825 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DECEMBER 2020

SHEET 1 OF 1  
JOB No.:12336-00