

METES AND BOUNDS DESCRIPTION
FOR
ZONING CHANGE

A 1.093 acre, or 47,610 square feet more or less, tract of land out of the remaining portion of that 304.560 acre tract 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 GFA Wrede Survey No. 292, Abstract 809, in New City Block 15825 of the City of San Antonio, Bexar County, Texas. Said 1.093 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:

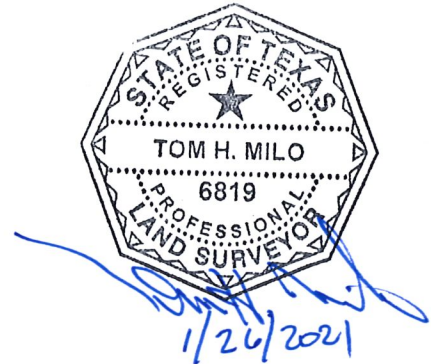
- COMMENCING: At the south end of the curve at the intersection of the south right-of-way line of Presidio Parkway, an 86-foot public right-of-way dedicated in Umbell Oaks Unit 2 recorded in Volume 9589, Pages 159-160 of the Deed and Plat Records of Bexar County, Texas, with the west right-of-way line of Vance Jackson Road, an 86-foot public right-of-way dedicated in said Umbell Oaks Unit 2;
- THENCE: S 13°25'05" E, with the west right-of-way line of said Vance Jackson Road, a distance of 713.15 feet to a point;
- THENCE: Southeasterly, along a tangent curve to the right, said curve having a radius of 957.00 feet, a central angle of 10°16'23", and a chord bearing and distance of S 08°16'54" E, 171.36 feet, for an arc length of 171.59 feet to the POINT OF BEGINNING of the herein described tract;
- THENCE: Southwesterly, continuing along said curve to the right, said curve having a radius of 957.00 feet, a central angle of 09°17'13", a chord bearing and distance of S 01°29'54" W, 154.95 feet, for an arc length of 155.12 feet to a point;
- THENCE: Departing the west right-of-way line of said Vance Jackson Road, over and across said 304.560 acre tract, the following bearings and distances:
- N 73°56'20" W, a distance of 291.30 feet to a point;
- N 90°00'00" W, a distance of 200.57 feet to a southeast corner of Lot 19, Block 1, CT Presidio Subdivision Phase II recorded in Volume 9681, Page 21 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 00°00'00" E, with an east line of said Lot 19, a distance of 74.26 feet to a point;

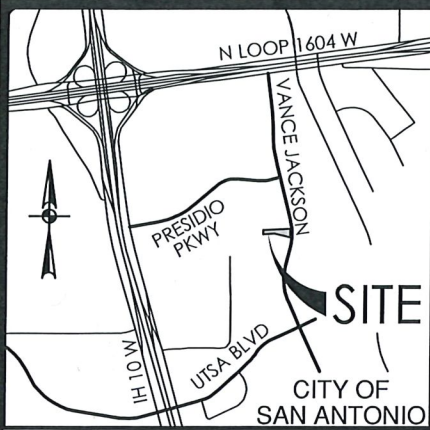
1.093 Ac.
Job No.: 7976-00
Page 2 of 2

THENCE: N 89°59'39" E, departing the east line of said Lot 19, over and across said 314.560 acre tract, a distance of 484.55 feet to the POINT OF BEGINNING and containing 1.093 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 7976-00 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: January 25, 2021
JOB NO. 7976-00
DOC. ID. N:\CIVIL\7976-00\Word\7976-00 FN_ZN 1.093 AC.docx





LOCATION MAP

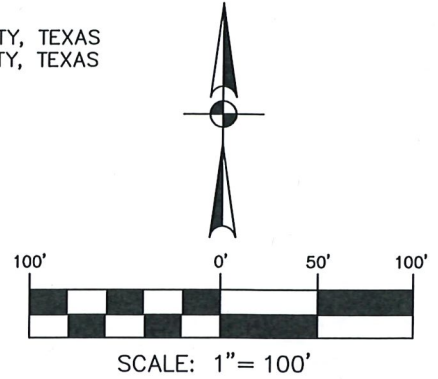
NOT-TO-SCALE

LEGEND:

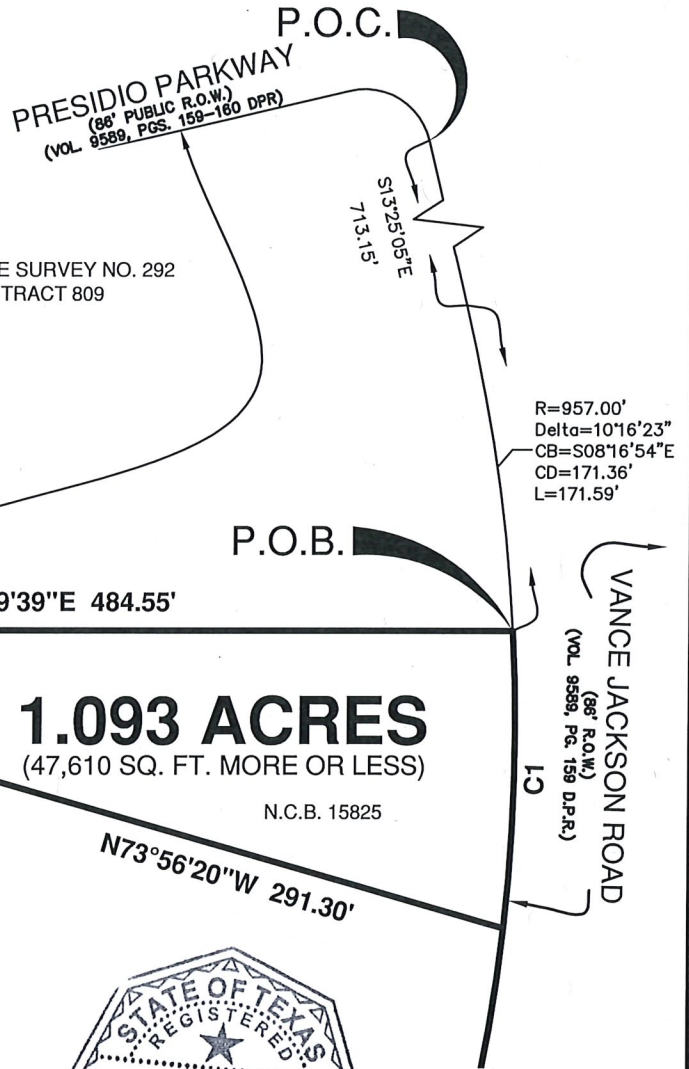
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 7976-00 BY PAPE-DAWSON ENGINEERS, INC.
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.



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	957.00'	9°17'13"	S01°29'54"W	154.95'	155.12'



ANSELMO PRU SURVEY NO. 20
 ABSTRACT 574

LOT 19
 BLOCK 1
 CT PRESIDIO SUBDIVISION
 PHASE II
 (VOL. 9681, PG. 21, DPR)

GFA WREDE SURVEY NO. 292
 ABSTRACT 809

N00°00'00"E
 74.26'

N89°59'39"E 484.55'

1.093 ACRES
 (47,610 SQ. FT. MORE OR LESS)

N.C.B. 15825

N90°00'00"W
 200.57'

REMAINING PORTION OF
 304.560 ACRE TRACT
 OWNER: GALLERIA VENTURES LIMITED
 (VOL. 8775, PG. 605 OPR)

APPROXIMATE ORIGINAL SURVEY LINE
 NOT FIELD LOCATED

EXHIBIT OF
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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

JANUARY 2021

SHEET 1 OF 1
 JOB No.: 7976-00