



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 6.936 acre, more or less, tract of land being all of Lot 2, Block 10, of the Longhorn Quarry Subdivision recorded in Volume 9596, Pages 72-79 of the Deed and Plat Records of Bexar County, Texas, in New City Block 14945 of the City of San Antonio, Bexar County, Texas. Said 6.936 acre tract being more fully described as follows:

BEGINNING: At a point on the southeast right-of-way line of Clinker Heights, a 60-foot right-of-way, dedicated on said Longhorn Quarry Subdivision, the northeast corner of Lot 1, Block 10 of said Longhorn Quarry Subdivision and the northern most southwest most corner of said Lot 2;

THENCE: Along and with the southeast right-of-way line of said Clinker Heights, the west line of said Lot 2 the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 130.00 feet, a central angle of 48°52'58", a chord bearing and distance of N 44°04'13" E, 107.58 feet, for an arc length of 110.91 feet to a point;

N 19°37'44" E, a distance of 50.00 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 788.75 feet, a central angle of 52°06'23", a chord bearing and distance of N 06°25'27" W, 692.85 feet, for an arc length of 717.31 feet to a point;

N 32°28'39" W, a distance of 56.77 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 50.00 feet, a central angle of 99°37'20", a chord bearing and distance of N 17°20'01" E, 76.39 feet, for an arc length of 86.94 feet to a point on the south right-of-way line of Quarry Park, a variable width right-of-way dedicated on said Longhorn Quarry Subdivision;

THENCE: Along and with the south right-of-way line of said Quarry Park, the north line of said Lot 2 the following bearings and distances:

N 67°08'41" E, a distance of 83.64 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 200.00 feet, a central angle of $15^{\circ}48'40''$, a chord bearing and distance of $N 75^{\circ}03'01'' E$, 55.02 feet, for an arc length of 55.19 feet to a point;

$N 82^{\circ}57'21'' E$, a distance of 59.61 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of $88^{\circ}05'37''$, a chord bearing and distance of $S 52^{\circ}59'51'' E$, 34.76 feet, for an arc length of 38.44 feet to a point on the west right-of-way line of Thousand Oaks, a variable width right-of-way recorded in Volume 6715, Page 1226-1241 of the Official Public Records of Bexar County, Texas and the east line of said Lot 2;

THENCE: Along and with the west right-of-way line of said Thousand Oaks, the east line of said Lot 2 the following bearings and distances:

Southeasterly, along a reverse curve to the left, said curve having a radius of 1643.00 feet, a central angle of $02^{\circ}22'11''$, a chord bearing and distance of $S 10^{\circ}08'08'' E$, 67.95 feet, for an arc length of 67.95 feet to a point;

Southeasterly, along a compound curve to the left, said curve having a radius of 2001.32 feet, a central angle of $10^{\circ}09'13''$, a chord bearing and distance of $S 16^{\circ}23'50'' E$, 354.20 feet, for an arc length of 354.66 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 212.00 feet, a central angle of $02^{\circ}31'09''$, a chord bearing and distance of $S 22^{\circ}43'59'' E$, 9.32 feet, for an arc length of 9.32 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1650.00 feet, a central angle of $03^{\circ}09'12''$, a chord bearing and distance of $S 25^{\circ}34'07'' E$, 90.80 feet, for an arc length of 90.81 feet to a point;

$S 25^{\circ}13'18'' E$, a distance of 151.52 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1662.00 feet, a central angle of $02^{\circ}47'01''$, a chord bearing and distance of $S 33^{\circ}45'54'' E$, 80.74 feet, for an arc length of 80.75 feet to a point;

$S 35^{\circ}09'25'' E$, a distance of 108.15 feet to a point;

$S 12^{\circ}53'26'' W$, a distance of 89.52 feet to a point on the north right-of-way line of Wurzbach Parkway, a variable width right-of-way recorded in Volume 6942, Page 1750-1762 of the Official Public Records of Bexar County, Texas and the south line of said Lot 2;

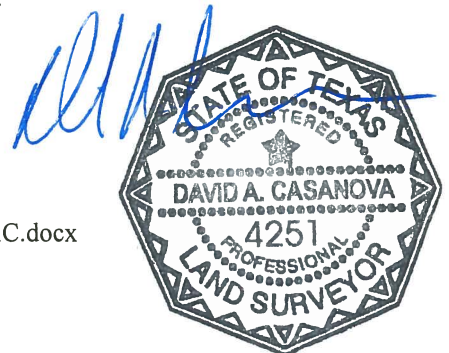
THENCE: Northwesterly, along and with the north right-of-way line of said Wurzbach Parkway, the south line of said Lot 2, along a non-tangent curve to the right, said curve having a radius of 1222.76 feet, a central angle of $21^{\circ}32'14''$, a chord bearing and distance of $S 68^{\circ}53'33'' W$, 456.93 feet, for an arc length of 459.63 feet to a point;

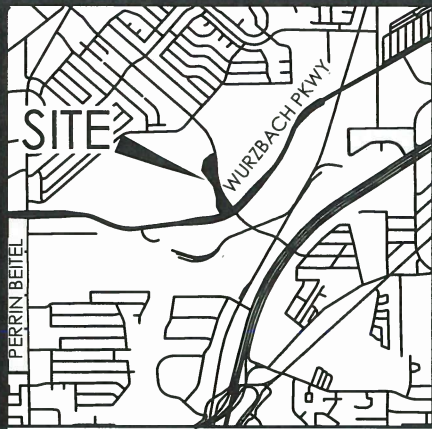
THENCE: $S 82^{\circ}56'19'' W$, continuing along and with the north right-of-way line of said Wurzbach Parkway, the south line of said Lot 2, a distance of 88.08 feet to a point for the southeast corner of said Lot 1, the southwest corner of said Lot 2;

THENCE: $N 10^{\circ}47'06'' W$, departing the north right-of-way line of said Wurzbach Parkway, along and with the east line of said Lot 1, the west line of said Lot 2, a distance of 87.22 feet to the POINT OF BEGINNING, and containing 6.936 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9046-18 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: March 7, 2018
JOB NO. 9046-18
DOC. ID. N:\Survey18\18-9000\9046-18\Word\9046-18 ZNFN-3.936 AC.docx





LOCATION MAP
NOT-TO-SCALE

LEGEND:

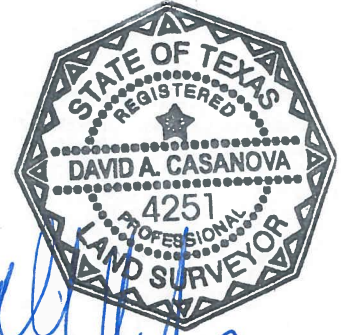
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

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



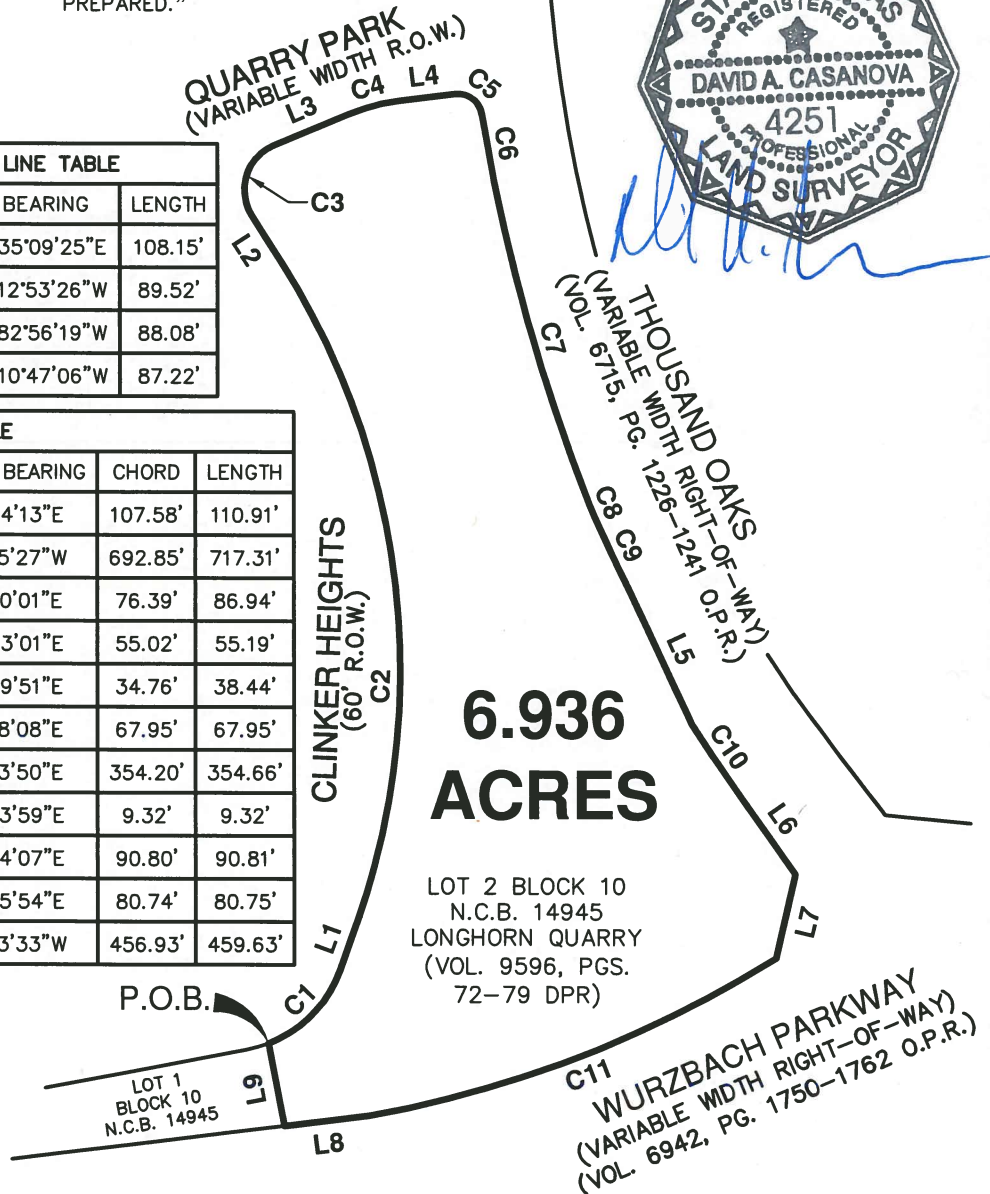
SCALE: 1" = 200'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N19°37'44"E	50.00'
L2	N32°28'39"W	56.77'
L3	N67°08'41"E	83.64'
L4	N82°57'21"E	59.61'
L5	S25°13'18"E	151.52'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S35°09'25"E	108.15'
L7	S12°53'26"W	89.52'
L8	S82°56'19"W	88.08'
L9	N10°47'06"W	87.22'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	130.00'	48°52'58"	N44°04'13"E	107.58'	110.91'
C2	788.75'	52°06'23"	N06°25'27"W	692.85'	717.31'
C3	50.00'	99°37'20"	N17°20'01"E	76.39'	86.94'
C4	200.00'	15°48'40"	N75°03'01"E	55.02'	55.19'
C5	25.00'	88°05'37"	S52°59'51"E	34.76'	38.44'
C6	1643.00'	2°22'11"	S10°08'08"E	67.95'	67.95'
C7	2001.32'	10°09'13"	S16°23'50"E	354.20'	354.66'
C8	212.00'	2°31'09"	S22°43'59"E	9.32'	9.32'
C9	1650.00'	3°09'12"	S25°34'07"E	90.80'	90.81'
C10	1662.00'	2°47'01"	S33°45'54"E	80.74'	80.75'
C11	1222.76'	21°32'14"	S68°53'33"W	456.93'	459.63'



**6.936
ACRES**

LOT 2 BLOCK 10
N.C.B. 14945
LONGHORN QUARRY
(VOL. 9596, PGS.
72-79 DPR)

LOT 1
BLOCK 10
N.C.B. 14945

C11
WURZBACH PARKWAY
(VARIABLE WIDTH RIGHT-OF-WAY)
(VOL. 6942, PG. 1750-1762 O.P.R.)

EXHIBIT FOR
ZONING

A 6.936 ACRE, MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 2, BLOCK 10, OF THE LONGHORN QUARRY SUBDIVISION RECORDED IN VOLUME 9596, PAGES 72-79 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 14945 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

Date: Mar 07, 2018, 10:25am User ID: MHolmes
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