

**METES AND BOUNDS DESCRIPTION
FOR
ZONING**

A 2.922 acre, or 127,295 square feet more or less, tract of land out of that called 1308.68 acre tract described in deed to Brooks Development Authority recorded in Volume 9481, Page 934 of the Official Public Records of Real Property of Bexar County, Texas, situate in the William Small Survey No. 26, Abstract 620, County Block 5158, now in New City Block 10879 in the City of San Antonio, Bexar County, Texas. Said 2.922 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 a point, the northeast corner of Sydney Brooks, a variable width right-of-way recorded in Volume 9618, Page 17 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Over and across said 1308.68 acre tract, the following bearings and distances:

N 60°01'55" E, a distance of 631.36 feet to the POINT OF BEGINNING;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 87°00'00", a chord bearing and distance of N 73°45'55" W, 20.65 feet, for an arc length of 22.78 feet to a point;

N 30°15'55" W, a distance of 103.86 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 465.00 feet, a central angle of 22°49'44", a chord bearing and distance of N 18°51'03" W, 184.05 feet, for an arc length of 185.27 feet to a point;

N 62°44'05" E, a distance of 403.15 feet to a point;

S 27°15'55" E, a distance of 300.00 feet to a point;

THENCE: S 62°44'05" W, a distance of 409.66 feet to the POINT OF BEGINNING and containing 2.922 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9016-18 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: February 7, 2018
JOB NO. 9016-18
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