



**METES AND BOUNDS DESCRIPTION  
FOR  
ZONING**

A 2.706 acre, more or less, tract of land, out of that 23.02 acre tract described in deed to Galleria Ventures, Limited recorded in Volume 16270, Page 2131-2133 of the Official Public Records of Bexar County, Texas, out of the R.C. Hawkins Survey No. 337, Abstract 329, New City Block 14858 of the City of San Antonio, Bexar County, Texas. Said 2.706 acre tract being more fully described as follows:

- BEGINNING:** At a point on the south right-of-way line of Presidio Parkway, an 86-foot right-of-way dedicated in Volume 9589, Page 159-160 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of Lot 17, Block 1 of the District North 3.005 Acre Tract Subdivision recorded in Volume 9671, Page 86 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** S 85°28'23" E, along and with the south right-of-way line of said Presidio Parkway, the north line said 23.02 acre tract, a distance of 104.79 feet to a point;
- THENCE:** Southeasterly, continuing along and with the south right-of-way line of said Presidio Parkway, the north line said 23.02 acre tract, along a tangent curve to the left, said curve having a radius of 651.00 feet, a central angle of 05°15'16", a chord bearing and distance of S 88°06'01" E, 59.68 feet, for an arc length of 59.70 feet to a point;
- THENCE:** S 00°00'00" E, departing the south right-of-way line of said Presidio Parkway, over and across said 23.02 acre tract, a distance of 472.08 feet to a point;
- THENCE:** N 90°00'00" W, continuing over and across said 23.02 acre tract, at a distance of 7.77 feet, passing the northeast corner of Lot 19, Block 1, of the CT Presidio Subdivision Phase II recorded in Volume 9681, Page 20 of the Deed and Plat Records of Bexar County, Texas and continuing of a total distance of 258.46 feet to a point;
- THENCE:** N 00°00'00" W, over and across said 23.02 acre tract, a distance of 387.51 feet to a point on a southeast line of said Lot 17;

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**THENCE:** Along and with the east line of said Lot 17 the following bearings and distances:

S 90°00'00" E, a distance of 9.98 feet to a point;

N 00°00'00" E, a distance of 38.88 feet to a point;

S 85°28'23" E, a distance of 79.69 feet to a point;

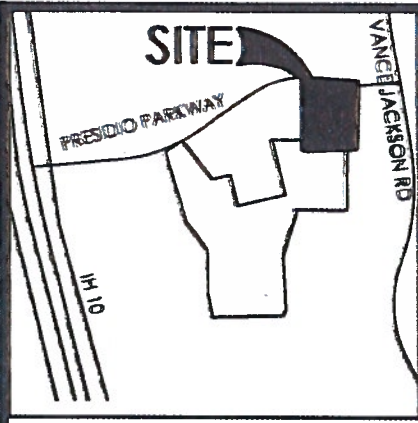
N 04°31'37" E, a distance of 62.42 feet to the POINT OF BEGINNING, and containing 2.706 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number / by Pape-Dawson Engineers, Inc.

"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: September 19, 2017  
JOB NO. 7976-09  
DOC. ID. N:\CIVIL\7976-09\WORD\7976-09 FN-2.706 AC.docx



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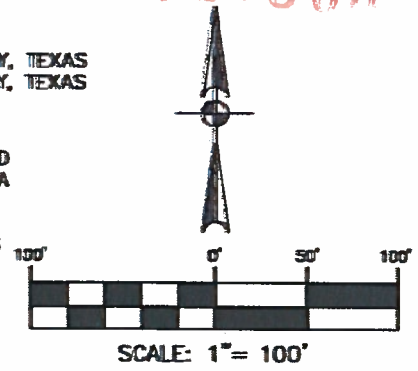
LOCATION MAP

**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND FLAT 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 ZTTAC663.21, 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.



NOT-TO-SCALE

**PRESIDIO PKWY.**  
 (86-FOOT RIGHT-OF-WAY)  
 LIMBELL OAKS UNIT 2  
 (VOL. 9588, PGS. 159-160 D.P.R.)

R=651.00'  
 Delta=5°15'16"  
 CB=S88°06'01"E  
 CD=59.68'  
 L=59.70'

P.O.B. S85°28'23"E  
 104.79'

N00°00'00"E 38.88'  
 S85°28'23"E 79.69'  
 N04°31'37"E 62.42'

S90°00'00"E  
 9.98'

LOT 17  
 BLOCK 1  
 N.C.B. 14858  
 DISTRICT NORTH  
 3.005 ACRE TRACT  
 (VOL. 9871, PG. 86 D.P.R.)

23.02 ACRE TRACT  
 GALLERIA VENTURES, LIMITED  
 (VOL. 16270, PGS. 2131-2133 O.P.R.)

**2.706 ACRES**

N00°00'00"E 387.51'

S00°00'00"E 472.06'  
 23.02 ACRE TRACT  
 GALLERIA VENTURES, LIMITED  
 (VOL. 16270, PGS. 2131-2133 O.P.R.)



*David A. Casanova*

R.C. HAWKINS  
 SURVEY NO. 337  
 ABSTRACT 329

N90°00'00"W 258.46'

LOT 19  
 BLOCK 1  
 N.C.B. 14858  
 CT PRESIDIO SUBDIVISION PHASE II  
 (VOL. 9681, PG. 20 D.P.R.)

7.77'

EXHIBIT FOR ZONING

A 2.706 ACRE, MORE OR LESS, TRACT OF LAND, OUT OF THAT 23.02 ACRE TRACT DESCRIBED IN DEED TO GALLERIA VENTURES, LIMITED RECORDED IN VOLUME 16270, PAGE 2131-2133 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE R.C. HAWKINS SURVEY NO. 337, ABSTRACT 329, NEW CITY BLOCK 14858 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.376.8000  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

SHEET 1 OF 1

SEPTEMBER 19, 2017

JOB No.: 7976-09