



METES AND BOUNDS DESCRIPTION
FOR

A 0.481 of an acre, or 20,964 square feet more or less, tract of land being a portion of Danbury Street, a 60-foot public right-of-way, Oak Forest Estates, Unit-4, recorded in Volume 4960, Page 231 of the Deed and Plat Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.481 of an 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 found ½" iron rod with cap marked "GD" on the northeast right-of-way line of said Danbury Street, the west corner of Lot 10, of said Oak Forest Estates, Unit-4 also being the south corner of Lot 9, of said Oak Forest Estates, Unit-4;

THENCE: Southeasterly, with the west line of said Lot 10, along a curve to the right, said curve having a radius of 430.00 feet, a central angle of 00°08'00", a chord bearing and distance of S 43°59'17" E, 1.00 foot, for an arc length of 1.00 foot to a calculated point for the POINT OF BEGINNING;

THENCE: Along and with the right-of-way of said Danbury Street, the following bearings and distances:

Southeasterly, with the west line of said Lot 10, along a curve to the right, said curve having a radius of 430.00 feet, a central angle of 23°52'17", a chord bearing and distance of S 31°59'08" E, 177.86 feet, for an arc length of 179.15 feet to a found ½" iron rod;

Southwesterly, along a curve to the right, said curve having a radius of 60.00 feet, a central angle of 299°59'50", a chord bearing and distance of S 70°34'25" W, 60.00 feet, for an arc length of 314.16 feet to a found ½" iron rod with cap marked "GD";

A handwritten signature in blue ink, appearing to be 'RAT', is located in the bottom right corner of the page.

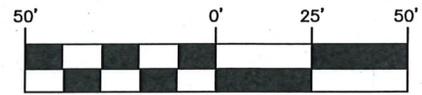
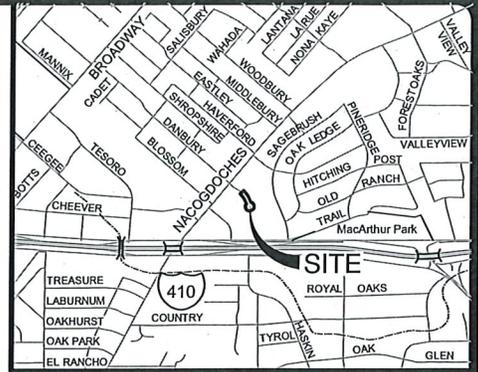
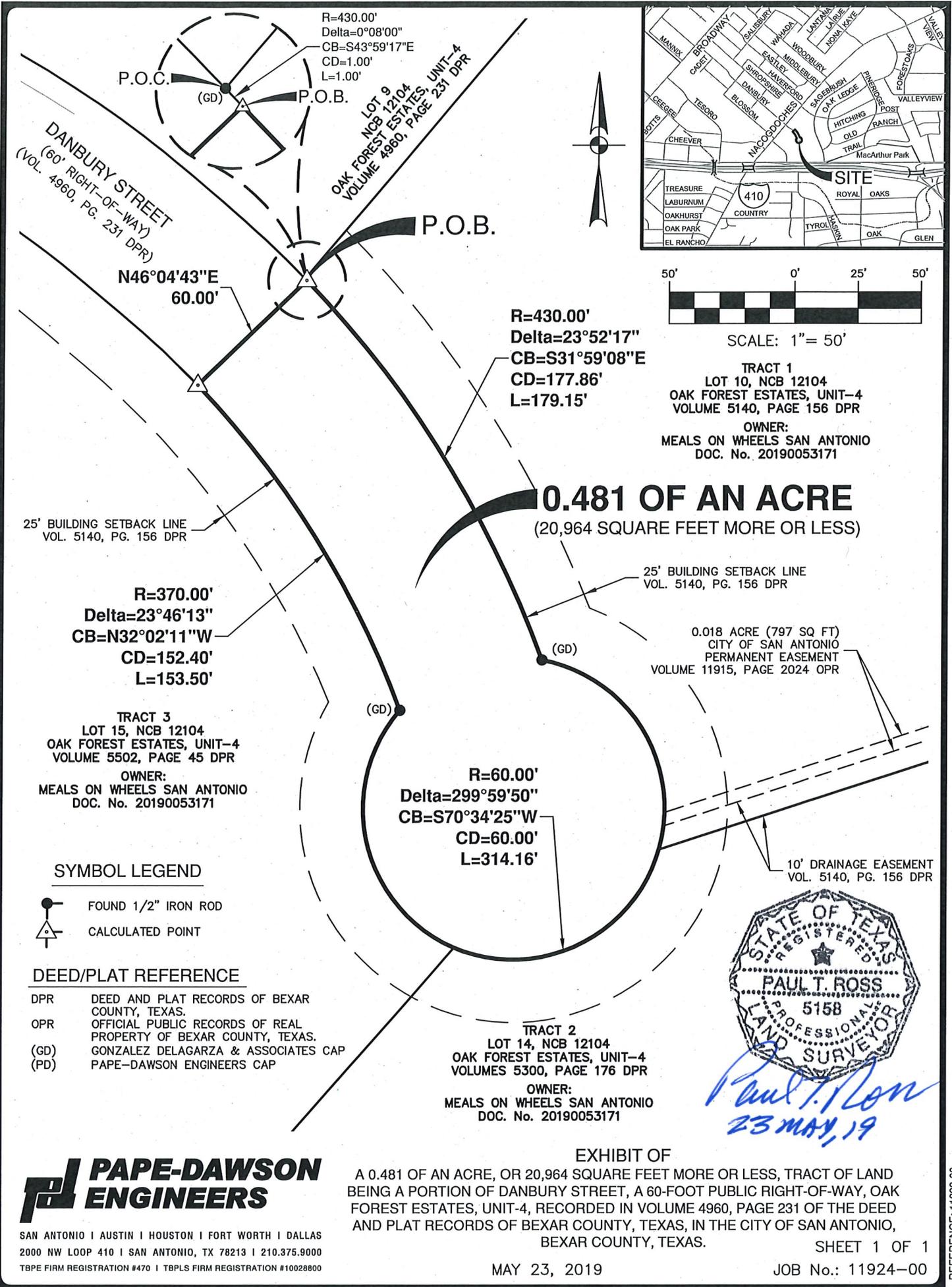
Northwesterly, along a curve to the left, said curve having a radius of 370.00 feet, a central angle of $23^{\circ}46'13''$, a chord bearing and distance of $N\ 32^{\circ}02'11''\ W$, 152.40 feet, for an arc length of 153.50 feet to a calculated point;

THENCE: $N\ 46^{\circ}04'43''\ E$, over and across said Danbury Street, a distance of 60.00 feet to the POINT OF BEGINNING and containing 0.481 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11924-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 23, 2019
JOB NO. 11924-00
DOC. ID. N:\CIVIL\11924-00\WORD\0.482 AC VACATE.docx



Paul T. Ross
23 MAY, 19



TRACT 1
 LOT 10, NCB 12104
 OAK FOREST ESTATES, UNIT-4
 VOLUME 5140, PAGE 156 DPR
 OWNER:
 MEALS ON WHEELS SAN ANTONIO
 DOC. No. 20190053171

0.481 OF AN ACRE
 (20,964 SQUARE FEET MORE OR LESS)

TRACT 3
 LOT 15, NCB 12104
 OAK FOREST ESTATES, UNIT-4
 VOLUME 5502, PAGE 45 DPR
 OWNER:
 MEALS ON WHEELS SAN ANTONIO
 DOC. No. 20190053171

R=60.00'
 Delta=299°59'50"
 CB=S70°34'25\"/>

0.018 ACRE (797 SQ FT)
 CITY OF SAN ANTONIO
 PERMANENT EASEMENT
 VOLUME 11915, PAGE 2024 OPR

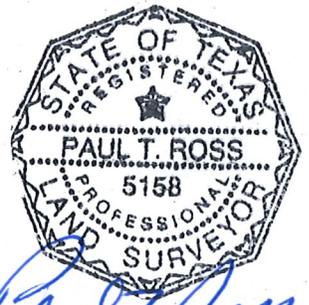
SYMBOL LEGEND

- FOUND 1/2" IRON ROD
- CALCULATED POINT

DEED/PLAT REFERENCE

- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- (GD) GONZALEZ DELAGARZA & ASSOCIATES CAP
- (PD) PAPE-DAWSON ENGINEERS CAP

TRACT 2
 LOT 14, NCB 12104
 OAK FOREST ESTATES, UNIT-4
 VOLUMES 5300, PAGE 176 DPR
 OWNER:
 MEALS ON WHEELS SAN ANTONIO
 DOC. No. 20190053171



Paul T. Ross
 23 MAY, 19

EXHIBIT OF

A 0.481 OF AN ACRE, OR 20,964 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A PORTION OF DANBURY STREET, A 60-FOOT PUBLIC RIGHT-OF-WAY, OAK FOREST ESTATES, UNIT-4, RECORDED IN VOLUME 4960, PAGE 231 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
 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

MAY 23, 2019

SHEET 1 OF 1
 JOB No.: 11924-00

Date: May 23, 2019, 2:25pm User ID: SConzales File: N:\CIVIL\11924-00\11924-00 Danbury Vacate Exhibit.dwg

REFERENCE: 11833-00