

**METES AND BOUNDS DESCRIPTION  
FOR  
ZONING**

A 0.809 acre, or 35,251 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 0.809 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:

**BEGINNING:** At a point, the southeast corner of Sydney Brooks, a variable width right-of-way recorded in Volume 9707, Page 84 of the Deed and Plat Records of Bexar County, Texas;

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

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 843.00 feet, a central angle of 08°22'13", a chord bearing and distance of S 81°20'07" E, 123.04 feet, for an arc length of 123.15 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson", the northwest corner of Lot 1, Block 12 of the Brooks Linear Park (Plat No. 160430) an approved but unrecorded Plat;

S 00°00'00" E, along and with the west line of said Lot 1, a distance of 145.01 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

S 55°00'00" W, along and with the west line of said Lot 1, a distance of 80.00 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

N 90°00'00" W, along and with the west line of said Lot 1, a distance of 30.00 feet to a point;

N 37°18'18" W, departing the west line of said Lot 1, a distance of 157.87 feet to a point;

N 67°18'18" W, a distance of 20.00 feet to a point;

N 37°18'18" W, a distance of 24.02 feet to a point;

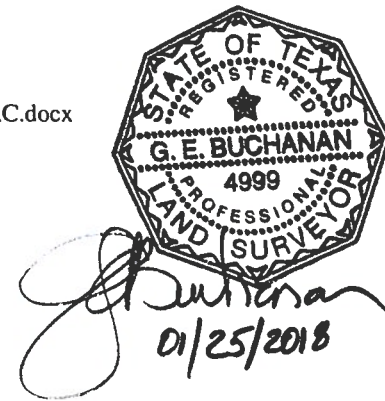
Northeasterly, along a tangent curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 07°41'42" E, 70.71 feet, for an arc length of 78.54 feet to a point;

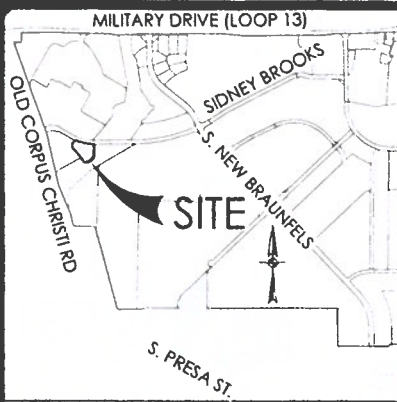
N 52°41'42" E, a distance of 15.82 feet to a point, the south line of said Sydney Brooks;

**THENCE:** Southeasterly, with the south line of said Sydney Brooks, along a non-tangent curve to the left, said curve having a radius of 843.00 feet, a central angle of 05°41'14", a chord bearing and distance of S 74°18'23" E, 83.64 feet, for an arc length of 83.68 feet to the **POINT OF BEGINNING** and containing 0.809 of an acre 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: January 25, 2018  
JOB NO. 9016-18  
DOC. ID. N:\Survey18\18-9000\9016-18\Word\9016-18 ZN 0.809 AC.docx





LOCATION MAP

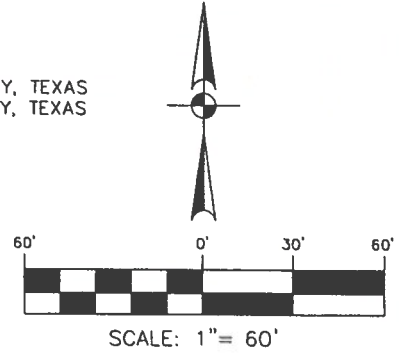
NOT-TO-SCALE

**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. 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.



WILLIAM SMALL SURVEY NO. 26  
 ABSTRACT 620  
 COUNTY BLOCK 5158  
 NCB 10879



SIDNEY BROOKS  
 (VARIABLE WIDTH R.O.W.)  
 (VOL 9707, PG 84 DPR)

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	843.00'	8°22'13"	S81°20'07"E	123.04'	123.15'
C2	50.00'	90°00'00"	N07°41'42"E	70.71'	78.54'
C3	843.00'	5°41'14"	S74°18'23"E	83.64'	83.68'

**0.809 OF AN ACRE**  
 (35,251 SQUARE FEET MORE OR LESS)

VARIABLE WIDTH  
 SANITARY SEWER EASEMENT  
 (VOL 9619, PG 165 DPR)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°00'00"W	80.00'
L2	N90°00'00"W	30.00'
L3	N67°18'18"W	20.00'
L4	N37°18'18"W	24.02'
L5	N52°41'42"E	15.82'

VARIABLE WIDTH  
 SANITARY SEWER EASEMENT  
 (VOL 9619, PG 165 DPR)

1308.68 ACRE TRACT  
 BROOKS DEVELOPMENT AUTHORITY  
 (VOL 9481, PG 934 OPR)

BROOKS LINEAR PARK  
 LOT 1, BLOCK 12, NCB 10879  
 (PLAT NO. 160430)

EXHIBIT  
 FOR ZONING

A 0.809 ACRE, OR 35,251 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, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL SURVEY 26, ABSTRACT 620, COUNTY BLOCK 5158, NOW IN NEW CITY BLOCK 10879 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000  
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028000

JANUARY 25, 2018

JOB No.:

9016-18

Date: Jan 25, 2018, 9:47am, User: ID: BRUCHMAN, File: N:\Survey\15-9000\9016-18\9016-18\_ZH\_0.809 AC.dwg