



2018278

**METES AND BOUNDS DESCRIPTION  
FOR  
ZONING**

A 14.133 acre, or 615,623 square feet more or less, tract of land out of that 60.250 acre tract described in deed to SLF- IV-Culebra 1604 Investors JV, LP., recorded in Volume 17162, Page 1313 of the Official Public Records of Real Property of Bexar County, Texas, out of the A.J. Leslie Survey 217, Abstract 436, County Block 4415, now in New City Block 17636 of the City of San Antonio, Bexar County, Texas. Said 14.133 acre tract being more fully described as follows:

**COMMENCING:** At a set ½" iron rod with yellow cap stamped "Pape-Dawson" on the southeast Row line of Charles Anderson Loop, F.M. 1604, a variable width right-of-way, the northeast corner of Lot 7, Block 1, Culebra Commons Phase I recorded in Volume 9720, Page 106-110 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** S 66°24'48" E, departing the southeast right-of-way of said F.M. 1604, with the northeast line of said Lot 7, a distance of 300.09 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE:** N 22°09'31" E, over and across said 60.250 acre tract, a distance of 64.59 feet to a point;

**THENCE:** N 23°35'27" E, continuing over and across said 60.250 acre tract, a distance of 894.75 feet to a point;

**THENCE:** N 24°09'49" E, continuing over and across said 60.250 acre tract, a distance of 49.43 feet to a point on the southwest line of Lot 999, Block 1, a private variable width street, Culebra Commons (Enclave), an approved but unrecorded subdivision plat No. 170353;

**THENCE:** S 66°24'48" E, with the southwest line of said Lot 999, a distance of 328.38 feet to a point;

**THENCE:** Northeasterly, continuing with the southwest line of said Lot 999, along a tangent curve to the left, said curve having a radius of 305.00 feet, a central angle of 47°30'22", a chord bearing and distance of N 89°50'00" E, 245.71 feet, for an arc length of 252.89 feet to a point for on the northwest line of a 31.081 acre tract recorded in Volume 18576, Page 414 of the Official Public Records of Real Property of Bexar County, Texas;

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TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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- THENCE:** S 24°02'53" W, with the northwest line of said 31.081 acre tract, a distance of 354.91 feet to a point;
- THENCE:** S 24°39'03" E, with eh southwest line of said 31.081 acre tract, a distance of 475.58 feet to a point on the north line of a 143.9 acre tract recorded in Volume 13639, Page 1274 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE:** With the north line of said 143.9 acre tract the following bearings and distances:
- N 74°47'33" W, a distance of 179.47 feet to a point;
- S 76°42'01" W, a distance of 251.15 feet to a point;
- S 48°39'49" W, a distance of 272.48 feet to a point;
- S 54°31'37" W, a distance of 14.42 feet to a point for the northeast corner of said Lot 7;
- THENCE:** N 66°24'48" W, with the northeast line of said Lot 7, a distance of 402.77 feet to the POINT OF BEGINNING, and containing 14.133 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 5717-36 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:** July 5, 2018  
**JOB NO.** 5717-36  
**DOC. ID.** N:\CIVIL\5717-36\WORD\5717-36 FNZN-14.133AC.docx

