



Z-2020-10700222

METES AND BOUNDS DESCRIPTION
FOR

A 1.727 acre, or 75,212 square feet more or less, tract of land out of Lot 2, Block 19 of SJR-1604 West Subdivision recorded in Volume 9599, Page 151 of the Deed and Plat Records of Bexar County, Texas, in New City Block 17635 of the City of San Antonio, Bexar County, Texas. Said 1.727 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 set ½” iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of said Lot 2, the northeast corner of Lot 3, Block 19 of Leslie Road Market Subdivision recorded in Volume 9582, Page 182 of the Deed and Plat Records of Bexar County, Texas, on the northwest right-of-way line of Leslie Road/F.M. Loop 1604, a variable width public right-of-way (300-foot minimum), from which a found ½” iron rod with a cap marked “PCI” bears S 60°55’14” E, a distance of 1.77 feet and a found ½” iron rod bears S 67°16’54” E a distance of 2.59 feet;

THENCE: N 66°03’57” W, with the southeast line of said Lot 2 and the northeast line of said Lot 3, at a distance of 233.35 feet passing a found ½” iron rod with a cap marked “Cude” at the north corner of said Lot 3 and the remaining portion of a Variable Width Drainage right-of-way described in Bridgewood Subdivision Unit 2C recorded in Volume 9563, Page 44 of the Deed and Plat Records of Bexar County, Texas, and continuing with the southwest line of said Lot 2 and the remaining portion of said Variable Width Drainage right-of-way for a total distance of 379.24 feet to a found ½” iron rod at the southwest corner of said Lot 2, and the northwest corner of said Variable Width Drainage right-of-way, on the northeast line of a Variable Width Drainage and Sanitary Sewer right-of-way described in Bridgewood Subdivision Unit 2 recorded in Volume 9546, Pages 49-52 of the Deed and Plat Records of Bexar County, Texas;

THENCE: With the west line of said Lot 2 and the east and line of said Variable Width Drainage and Sanitary Sewer right-of-way, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 112.11 feet, a central angle of 15°04’26”, a chord bearing and distance of N 07°49’18” W, 29.41 feet, for an arc length of 29.49 feet to a found ½” iron rod with a cap marked “Ford”;

N 23°11'01" E, a distance of 165.99 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: S 65°58'01" E, departing the west line of said Lot 2 and the east line of said Variable Width Drainage and Sanitary Sewer right-of-way, over and across said Lot 2, a distance of 396.45 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the northwest right-of-way line of said Leslie Road/F.M. Loop 1604;

THENCE: S 23°48'04" W, with the southeast line of said Lot 2 and the northwest line of said Leslie Road/F.M. Loop 1604, a distance of 190.30 feet to the POINT OF BEGINNING and containing 1.727 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12161-01 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 15, 2020
JOB NO. 12161-01
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