



METES AND BOUNDS DESCRIPTION  
FOR

A 0.057 acre (2,470 square feet more or less) tract of land out of that portion of a 123 acre tract described in a deed to Marion Koogler McNay Art Institute recorded in Volume 3491, Page 187 of the Deed Records of Bexar County, Texas, in New City Block 8699 of the City of San Antonio, Bexar County, Texas. Said 0.057 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 point on the northwest right-of-way line of Austin Highway (U.S. Highway 81/Loop 368), a variable width right-of-way (100' minimum) as widened in a deed recorded in Volume 2163, Page 118 of the Deed Records of Bexar County, Texas, the south line of Rittiman Road closed by City Ordinance No. 2015-06-04-0483 and recorded in Volume 17288, Page 240 of the Official Public Records of Bexar County, Texas, at the northeast corner of Lot 17-A, Block 20, County Block 5742 of Exxon Subdivision Unit 10 as recorded in Volume 9514, Page 1 of the Deed and Plat Records of Bexar County, Texas, from which a found ½ inch iron rod bears North 00°51'55" West, a distance of 1.30 feet;

THENCE: South 89°08'05" West, along and with the common line between said closed Rittiman Road and said Lot 17-A, a distance of 260.31 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson" on the east right-of-way line of N. New Braunfels, a variable width right-of-way (40-foot minimum), the north line of said Lot 17-A, at the southwest corner of said closed Rittiman Road;

THENCE: North 00°24'45" West, departing the north line of said Lot 17-A, along and with the east right-of-way line of said N. New Braunfels, the west line of said closed Rittiman Road, a distance of 60.00 feet to the northwest corner of said closed Rittiman Road, the southwest corner of said 123 acre tract, from which a found ½ inch iron rod bears North 89°08'05" East, a distance of 1.61 feet. Said corner being the POINT OF BEGINNING of the herein described 0.057 acre tract;

THENCE: North 00°24'45" West, departing the north line of said closed Rittiman Road, continuing along and with the east right-of-way line of said N. New Braunfels, the west line of said 123 acre tract, a distance of 176.46 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the northwest corner of the herein described 0.057 acre tract;

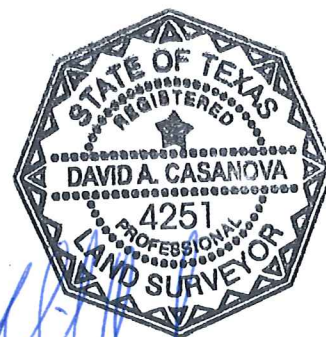
THENCE: Departing the east right-of-way line of said N. New Braunfels, over and across said 123 acre tract, the following bearings and distances:

North 89°35'15" East, a distance of 14.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

South 00°24'45" East, a distance of 176.34 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the north line of said closed Rittiman Road, the south line of said 123 acre tract;

THENCE: South 89°08'05" West, along and with the common line between said closed Rittiman Road and said 123 acre tract, a distance of 14.00 feet to the POINT OF BEGINNING, and containing 0.057 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 5937-20 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: March 8, 2018  
JOB NO. 5937-20  
DOC. ID. N:\CIVIL\5937-20\Word\FN-5937-20\_0.057 AC.docx

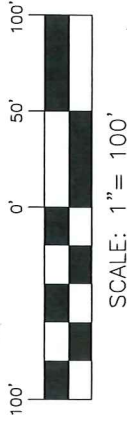


**NOTES:**

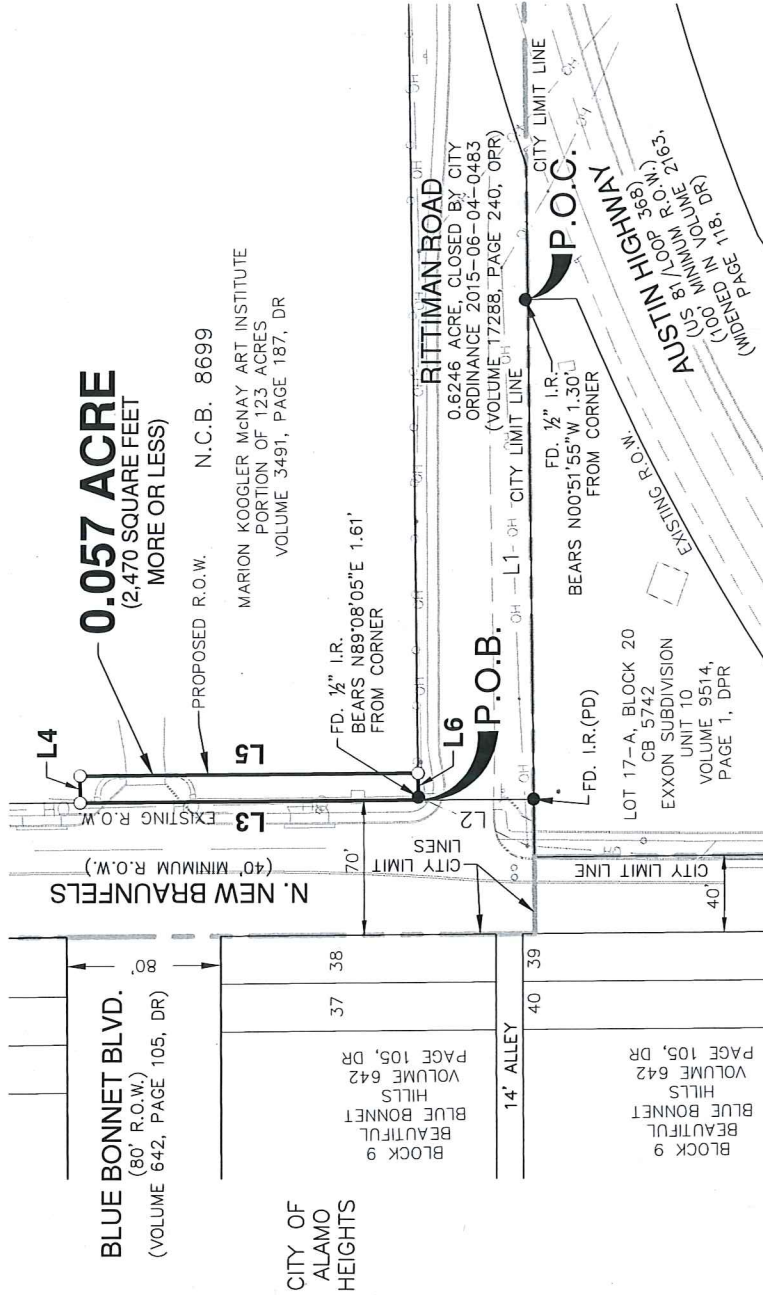
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

**LEGEND:**

- C.B. COUNTY BLOCK
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- I.R. IRON ROD
- FOUND MONUMENT AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- POWER POLE
- OVERHEAD UTILITY
- CHAIN LINK FENCE
- ORNAMENTAL FENCE



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°08'05"W	260.31'
L2	N00°24'45"W	60.00'
L3	N00°24'45"W	176.46'
L4	N89°35'15"E	14.00'
L5	S00°24'45"E	176.34'
L6	S89°08'05"W	14.00'



CITY OF  
SAN ANTONIO

CITY OF  
TERRELL HILLS



**BOUNDARY SURVEY**  
OF  
0.057 ACRE  
(2,470 SQUARE FEET MORE OR LESS)  
SAN ANTONIO, BEXAR COUNTY, TEXAS



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 #10028600

MARCH 8, 2018

JOB No.:

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