



Z2018293

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 7.541 acre, more or less, tract of land out of the 304.560 acre tract described in deed to Galleria Ventures Limited recorded in Volume 8775, Page 605 of the Official Public Records of Real Property of Bexar County, Texas, in the Anselmo Pru Survey No. 20, Abstract 574, County Block 4766, in New City Block 15825 of the City of San Antonio, Bexar County, Texas. Said 7.541 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 on the northwest right-of-way line of UTSA Boulevard, an 86-foot right-of-way, dedicated in Volume 9553, Page 81 in the Deed and Plat Records of Bexar County, Texas, at the south corner of Lot 1, Block 14, CST #1840 Subdivision recorded in Volume 9709, Page 177 in the Deed and Plat Records of Bexar County, Texas;

**THENCE:** Along and with the northwest right-of-way line of said UTSA Boulevard, the following bearings and distances:

S 64°48'03" W, a distance of 220.15 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 743.00 feet, a central angle of 32°21'35", a chord bearing and distance of S 48°37'15" W, 414.08 feet, for an arc length of 419.64 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 657.00 feet, a central angle of 02°50'10", a chord bearing and distance of S 33°51'32" W, 32.52 feet, for an arc length of 32.52 feet to a point;

**THENCE:** Departing the northwest right-of-way line of said UTSA Boulevard, over and across said 304.560 acre tract, the following bearings and distances:

N 55°08'48" W, a distance of 359.70 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 161.86 feet, a central angle of 30°22'22", a chord bearing and distance of N 39°57'36" W, 84.80 feet, for an arc length of 85.80 feet to a point;

N 28°50'39" W, a distance of 36.46 feet to a point;

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TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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Northwesterly, along a tangent curve to the left, said curve having a radius of 97.10 feet, a central angle of  $07^{\circ}22'11''$ , a chord bearing and distance of  $N 32^{\circ}31'44'' W$ , 12.48 feet, for an arc length of 12.49 feet to a point;

Northwesterly, along a compound curve to the left, said curve having a radius of 1487.04 feet, a central angle of  $00^{\circ}53'19''$ , a chord bearing and distance of  $N 36^{\circ}39'29'' W$ , 23.06 feet, for an arc length of 23.06 feet to a point;

$N 07^{\circ}31'06'' E$ , a distance of 80.34 feet to a point;

$N 68^{\circ}13'02'' E$ , a distance of 754.79 feet to a point;

$N 64^{\circ}48'03'' E$ , a distance of 58.50 feet to a point;

THENCE:  $S 25^{\circ}11'57'' E$ , at a distance of 45.56 feet passing the west corner of said Lot 1, continuing a total distance of 355.56 feet to the POINT OF BEGINNING, and containing 7.541 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 7976-00 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 19, 2018  
JOB NO. 7976-00  
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