

METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 3.628 acre, or 158,022 square feet more or less, tract of land out of the remaining portion of that 304.560 acre tract conveyed to Galleria Ventures Limited by deed recorded in Volume 8775, Page 605 of the Official Public Records of Bexar County, Texas, out of the Anselmo Pru Survey No. 20, Abstract 574, in New City Block 15825 of the City of San Antonio, Bexar County, Texas. Said 3.628 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 at the northeast corner of Lot 3, Block 12, Celltex Subdivision recorded in Volume 9598, Page 120 of the Deed and Plat Records of Bexar County, Texas, and a west line of the remaining portion of said 304.560 acre tract, a distance of 299.87 feet to the northeast corner of said Lot 3, on the south right-of-way line of Pecan Springs, a variable width public right-of-way;

THENCE: Northeasterly, with the south right-of-way line of said Pecan Springs, along a non-tangent curve to the left, said curve having a radius of 90.00 feet, a central angle of 10°41'03", a chord bearing and distance of N 86°31'28" E, 16.76 feet, for an arc length of 16.78 feet to a point;

THENCE: Departing said south right-of-way line, over and across said remaining portion of said 304.560 acre tract the following courses:

N 87°59'18" E, a distance of 64.15 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 130.00 feet, a central angle of 33°19'17", a chord bearing and distance of N 71°19'39" E, 74.54 feet, for an arc length of 75.60 feet to a point;

N 54°40'00" E, a distance of 164.46 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 187.50 feet, a central angle of 10°36'57", a chord bearing and distance of S 49°50'53" E, 34.69 feet, for an arc length of 34.74 feet to a point;

S 55°09'21" E, a distance of 358.85 feet to a point on the north right-of-way line of U.T.S.A. Boulevard, an 86-foot public right-of-way dedicated in Volume 9546, Page 204 of the Deed and Plat Records of Bexar County, Texas;

Job No. 7976-00
3.628 Acres
Page 2 of 2

THENCE: Along and with said north right-of-way line, same being the south line of said remaining portion of said 304.560 acre tract, a common line, the following courses;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 15.07 feet, a central angle of 20°24'09", a chord bearing and distance of S 27°36'44" W, 5.34 feet, for an arc length of 5.37 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 657.00 feet, a central angle of 09°08'38", a chord bearing and distance of S 42°27'28" W, 104.74 feet, for an arc length of 104.85 feet to a point;

S 47°01'47" W, a distance of 325.26 feet to the east corner of that parcel of land zoned "MF-50", and being a common line;

THENCE: N 34°30'13" W, departing said right-of-way, along and with said common line, over and across said remaining portion of said 304.560 acre tract, a distance of 382.72 feet to a point;

THENCE: S 63°19'54" W, continuing along said common line, over and across said remaining portion of said 304.560 acre tract, a distance of 83.20 feet to a point on the east line of said Lot 3, and a west line of the remaining portion of said 304.560 acre tract, a common line;

THENCE: N 01°53'31" W, along and with said common line, a distance of 130.88 feet to the POINT OF BEGINNING and containing 3.628 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction 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: March 02, 2021
JOB NO. 7976-00
DOC. ID. N:\CIVIL\7976-00\Word\7976-00 FN_ZN 3.628 AC.docx





LOCATION MAP

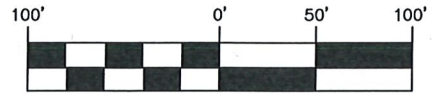
NOT-TO-SCALE

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
 PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
 FIR FOUND 1/2" IRON ROD

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 7976-00 BY PAPE-DAWSON ENGINEERS, INC.
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.



SCALE: 1" = 100'

LOT 2
 BLOCK 14
 CnP-SA
 N.C.B. 15825
 (VOL. 20001, PG. 851 PR)

PECAN SPRINGS
 (VARIABLE WIDTH PUBLIC R.O.W.)

P.O.B.

LOT 3
 BLOCK 12
 N.C.B. 15825
 CELLTEX SUBDIVISION
 (VOL. 9598, PG. 120 D.P.R.)

S63°19'54"W
 83.20'

REMAINING PORTION OF
 304.560 ACRE TRACT
 GALLERIA VENTURES,
 LIMITED
 (VOL. 8775,
 PG. 605 O.P.R.)

ZONED "MF-50"



**PAPE-DAWSON
 ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

ANSELMO PRU SURVEY NO. 20
 ABSTRACT 574

3.628 ACRES
 (158,022 SQ. FT. MORE OR LESS)

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 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."

U.T.S.A. BOULEVARD
 (86' PUBLIC R.O.W.)
 (VOL. 9546, PG. 204 DPR)

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	90.00'	10°41'03"	N86°31'28"E	16.76'	16.78'
C2	130.00'	33°19'17"	N71°19'39"E	74.54'	75.60'
C3	187.50'	10°36'57"	S49°50'53"E	34.69'	34.74'
C4	15.07'	20°24'09"	S27°36'44"W	5.34'	5.37'
C5	657.00'	9°08'38"	S42°27'28"W	104.74'	104.85'

METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 0.111 of an acre, or 4,819 square feet more or less, tract of land out of the remaining portion of that 304.560 acre tract conveyed to Galleria Ventures Limited by deed recorded in Volume 8775, Page 605 of the Official Public Records of Bexar County, Texas, out of the Anselmo Pru Survey No. 20, Abstract 574, in New City Block 15825 of the City of San Antonio, Bexar County, Texas. Said 0.111 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 at the northeast corner of Lot 4, Block 12, The Well At UTSA Subdivision recorded in Volume 9697, Page 128 of the Deed and Plat Records of Bexar County, Texas, on the south line of Lot 3, Block 12, Celltex Subdivision recorded in Volume 9598, Page 120 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 88°09'21" E, with the south line of said Lot 3, and a north line of the remaining portion of said 304.560 acre tract, a common line, a distance of 28.94 feet to the northwest corner of that parcel of land zoned "MF-50";

THENCE: S 15°57'59" E, departing said common line, along and with the east line of said zoned parcel, over and across said remaining portion of said 304.560 acre tract, a distance of 195.67 feet to a point on the east line of said Lot 4, and the west corner of said zoned parcel;

THENCE: N 48°18'07" W, along and with said east line, a distance of 48.95 feet to a point;

THENCE: N 16°37'59" W, continuing along said east line, a distance of 161.38 feet to the POINT OF BEGINNING and containing 0.111 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 7976-00 by Pape-Dawson Engineers, Inc.

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PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 02, 2021
JOB NO. 7976-00
DOC. ID. N:\CIVIL\7976-00\Word\7976-00 FN_ZN 0.111 AC.docx





LOCATION MAP

NOT-TO-SCALE

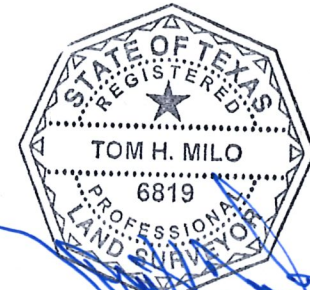
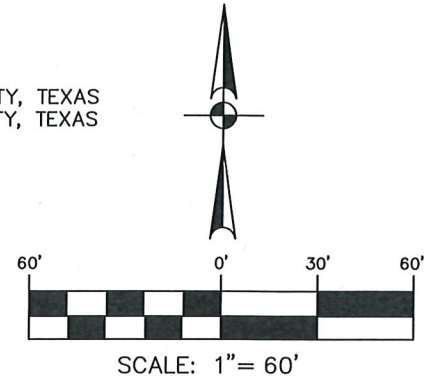
LOT 3
BLOCK 12
N.C.B. 15825
CELLTEX SUBDIVISION
(VOL. 9598, PG. 120 D.P.R.)

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
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

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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.



ZONED "MF-50"

N88°09'21"E 28.94'
P.O.B.

REMAINING PORTION OF 304.560
ACRE TRACT
GALLERIA VENTURES, LIMITED
(VOL. 8775, PG. 605 O.P.R.)

S15°57'56"E 195.67'
N16°37'59"W 161.38'

0.111 OF AN ACRE
(4,819 SQUARE FEET MORE OR LESS)

LOT 4
BLOCK 12
N.C.B. 15825
THE WELL AT UTSA
(VOL. 9697, PG. 128 DPR)

N48°18'07"W 48.95'

S48°18'07"E
206.41'

ANSELMO PRU SURVEY NO. 20
ABSTRACT 574

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PAPE-DAWSON ENGINEERS

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U.T.S.A. BOULEVARD
(86' PUBLIC R.O.W.)
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MARCH 2021

SHEET 1 OF 1
JOB No.: 7976-00