



METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 2.570 acre, more or less, tract of land being all of Lot 1, Block 14, of the Longhorn Quarry Subdivision recorded in Volume 9596, Pages 72-79 of the Deed and Plat Records of Bexar County, Texas, in New City Block 14945 of the City of San Antonio, Bexar County, Texas. Said 2.570 acre tract being more fully described as follows:

BEGINNING: At a point on the south right-of-way line of Wurzbach Parkway, a variable width right-of-way recorded in Volume 6942, Page 1750-1762 of the Official Public Records of Bexar County, Texas, the northwest corner of Tool Yard, a 60-foot right-of-way dedicated in said Longhorn Quarry Subdivision and the northeast corner of said Lot 1

THENCE: S 07°04'09" E, along and with the northwest right-of-way line of said Tool Yard, the southeast line of said Lot 1, a distance of 25.31 feet to a point;

THENCE: Southwesterly, continuing along and with the northwest right-of-way line of said Tool Yard, the southeast line of said Lot 1, along a tangent curve to the right, said curve having a radius of 254.14 feet, a central angle of 124°56'29", a chord bearing and distance of S 55°24'06" W, 450.73 feet, at a distance of 313.11 feet, passing the west corner of said Tool Yard also being the northeast corner of Tool Yard, a 60-foot right-of-way dedicated in Tool Yard Subdivision recorded in Volume 9557, Page 150 of the Deed and Plat Records of Bexar County, Texas and continuing for a total arc length of 554.19 feet to a point;

THENCE: Northwesterly, along and with the northwest right-of-way line of said Tool Yard, the southeast line of said Lot 1, along a compound curve to the right, said curve having a radius of 370.00 feet, a central angle of 25°55'24", a chord bearing and distance of N 49°09'57" W, 165.98 feet, for an arc length of 167.41 feet to a point;

THENCE: N 07°43'39" E, continuing along and with said Tool Yard right-of-way line, the south line of said Lot 1, a distance of 104.32 feet to a point on the south right-of-way line of said Wurzbach Parkway;

THENCE: N 81°47'33" E, along and with south right-of-way line of said Wurzbach Parkway, the north line of said Lot 1, a distance of 484.42 feet to the POINT OF BEGINNING, and containing 2.570 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 9046-18 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 7, 2018  
JOB NO. 9046-18  
DOC. ID. N:\Survey18\18-9000\9046-18\Word\9046-18 ZNFN-2.570 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
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. "THIS DOCUMENT WAS PREPARED UNDER 22TAC66.3.21, 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."



SCALE: 1" = 100'



**WURZBACH PARKWAY**  
(VARIABLE WIDTH RIGHT-OF-WAY)  
(VOL. 6942, PG. 1750-1762 O.P.R.)  
N81°47'33"E 484.42'

P.O.B.

S07°04'09"E  
25.31'

N07°43'39"E  
104.32'

LOT 1  
BLOCK 14  
N.C.B. 14945  
LONGHORN QUARRY  
(VOL. 9596, PG. 72-79 DPR)

**2.570  
ACRES**

R=370.00'  
Delta=25°55'24"  
CB=N49°09'57"W  
CD=165.98'  
L=167.41'

**TOOL YARD**  
(60' R.O.W.)  
(VOL. 9596, PG. 72-79 DPR)

**TOOL YARD**  
(60' R.O.W.)  
(VOL. 9557, PG. 150 DPR)

R=254.14'  
Delta=124°56'29"  
CB=S55°24'06"W  
CD=450.73'  
L=554.19'

LOT 11  
BLOCK 5  
NCB 14945  
(VOL. 9553, PGS. 60-61 D.P.R.)  
NE SERVICE CENTER SUBDIVISION

EXHIBIT FOR  
ZONING



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 #10028800

A 2.570 ACRE, MORE OR LESS, TRACT OF LAND BEING ALL OF LOT 1, BLOCK 14, OF THE LONGHORN QUARRY SUBDIVISION RECORDED IN VOLUME 9596, PAGES 72-79 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 14945 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

MARCH 9, 2018

JOB No.:

9046-18