

**METES AND BOUNDS DESCRIPTION  
FOR  
A 1.874 OF AN ACRE, (81,617 SQUARE FEET)  
SPECIAL USE PERMIT**

A 1.874 acre, or 81,617 square feet more or less, tract of land out of that 3.8785 acre tract described in deed to Sandoval Family Limited Partnership recorded in Volume 9594, Page 1561, Official Public Records, Bexar County, Texas, out of the Lot 1, New City Block 12170, Sweetser Property, in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 4500, Page 202, Deed and Plat Records of Bexar County, Texas. Said 1.874 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 marked "Pape-Dawson" on the southeast right-of-way line of Austin Highway (US Highway No. 81 North) a variable width right-of-way on the northeast corner of a 7.403 acre tract of land conveyed to SCI Alabama Funeral Services, Inc. (SCI tract) recorded in Volume 7767, Page 176, Official Public Records, Bexar County, Texas, for the northwest corner of herein described tract, from which a found ½" iron rod with a cap marked "BPI" bears N 82°17'52" W 0.68 feet;

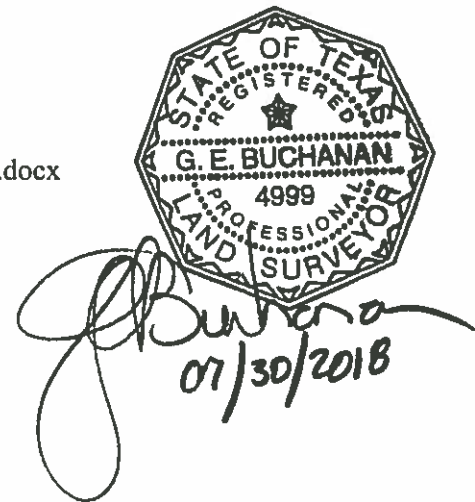
**THENCE:** Northeasterly, continuing along and with the southeast right-of-way line of said Austin Highway, following a non-tangent curve to the left, said curve having a radial bearing of N 33°03'25" W, a radius of 5799.65 feet, a central angle of 02°49'37", a chord bearing and distance of N 55°31'46" E, 286.13 feet, for an arc length of 286.16 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the northwest corner of the PKSA Holdings, LLC tract (PKSA tract), recorded in Volume 16241, Page 1881, Official Public Records, Bexar County, Texas, for the northeast corner of the herein described tract, from which a found ½" iron rod with cap marked "FFW" bears N 32°27'36" W 0.92 feet and a found 3/8" iron rod bears N 29°24'25" W 0.54 feet;

**THENCE:** S 29°24'25" E, along and with the common boundary of line of said 3.8785 acre tract and said PKSA tract, a distance of 299.98 feet to a point, for the southeast corner of the herein described tract;

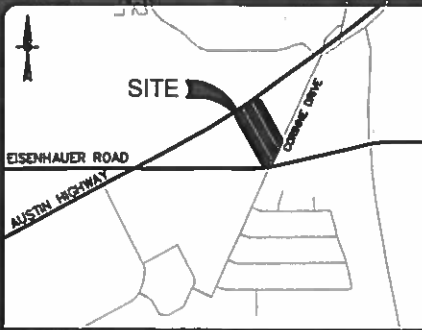
THENCE: S 60°27'10" W, departing the northeast line of said 3.8785 acre tract and said PKSA tract, crossing said 3.8785 acres tract, a distance of 284.68 feet to a point on the northeast line of said SCI tract, for the southwest corner of the herein described tract;

THENCE: N 29°28'35" W, along and with the common boundary line of said 3.8785 acres tract and said SCI tract, a distance of 275.42 feet to the POINT OF BEGINNING and containing 1.874 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 5891-10 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 30, 2018  
JOB NO. 5891-10  
DOC. ID. N:\CIVIL\5891-10\Word\5891-10 FN 1.874 AC.docx



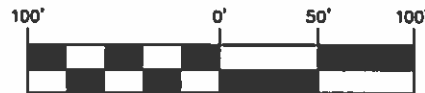
G. E. Buchanan  
07/30/2018



LOCATION MAP

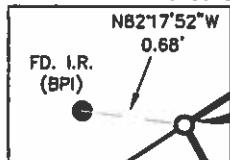
**LEGEND:**

- 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
- POB POINT OF BEGINNING



SCALE: 1" = 100'

NOT-TO-SCALE  
DETAIL "A" NOT TO SCALE



**AUSTIN HIGHWAY -  
US HIGHWAY NO. 81 NORTH**  
(VARIABLE WIDTH - MIN. 120' R.O.W.)  
(VOL. 4500, PG. 202 D.P.R.)

R=5,799.65'  
Delta=2°49'37"  
CB=N55°31'46"E  
CD=286.13'  
L=286.16'

**1.874 ACRES**  
(81,617 SQ. FT. MORE OR LESS)

SEE DETAIL "A"

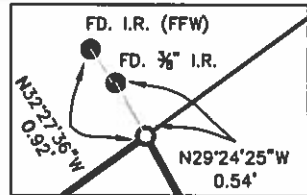
SEE DETAIL "B"

N29°28'35"W 275.42'  
SCI ALABAMA FUNERAL  
SERVICES, INC.  
7.403 ACRE TRACT  
PG. 176 O.P.R.)

S60°27'10"W 284.68'

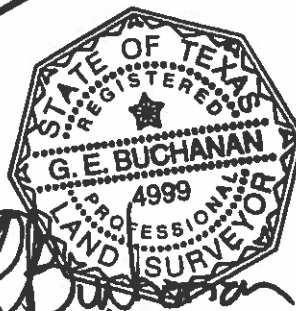
S29°24'25"E 299.98'  
PKSA HOLDINGS, LLC  
TRACT 16241, PG. 1881 O.P.R.)

DETAIL "B" NOT TO SCALE



**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.
3. SANDOVAL FAMILY LIMITED PARTNERSHIP  
3.8785 ACRE TRACT  
(VOL. 9594, PGS. 1561-1564 O.P.R.)  
PORTION LOT 1  
NCB 12170  
SWEETSER PROPERTY  
(VOL. 4500, PG. 202 D.P.R.)  
811 CORINNE DRIVE



*G. E. Buchanan*  
07/30/2018

3/8" SETBACK LINE  
(VOL. 4500, PG. 202 D.P.R.)

**CORINNE DRIVE**  
(VARIABLE WIDTH)

EXHIBIT  
OF A 1.874 OF AN ACRE, (81,617 SQ. FT.)  
SPECIAL USE PERMIT

A 1.874 OF AN ACRE, OR 81,617 SQ. FT., MORE OR LESS,  
TRACT OF LAND OUT THAT 3.8785 ACRE TRACT  
DESCRIBED IN DEED TO SANDOVAL FAMILY LIMITED  
PARTNERSHIP RECORDED IN VOLUME 9594, PAGE 1561,  
OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TSPS FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800