



METES AND BOUNDS DESCRIPTION  
FOR A ZONING EXHIBIT

A 2.565 acre, or 111,710 square feet more or less, tract of land partially located on the remaining portion of a 1308.68 acre tract conveyed to Brooks Development Authority by deed recorded in Volume 9481, Pages 934-972 of the Official Public Records of Bexar County, Texas in the W. Small Survey No. 26, Abstract 670, and partially located on those public rights-of-way dedicated in BCB-Kennedy Hill subdivision recorded in Volume 9707, Pages 84-86 of the Deed and Plat Records of Bexar County, Texas, in New City Block 10879 of the City of San Antonio, Bexar County, Texas. Said 2.565 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 the northeast end of a curve at the intersection of the northeast right-of-way line of Sydney Brooks, a variable width public right-of-way dedicated in said BCB-Kennedy Hill Subdivision, with the northwest right-of-way line of Kennedy Hill, a 70-foot public right-of-way dedicated in said BCB-Kennedy Hill Subdivision;
- THENCE:** N 30°02'35" E, with the northwest right-of-way line of said Kennedy Hill, a southeast line of the remaining portion of said 1308.68 acre tract, a distance of 283.70 feet to a point;
- THENCE:** S 60°48'46" E, departing the northwest right-of-way line of said Kennedy Hill, the southeast line of the remaining portion of said 1308.68 acre tract, over and across said Kennedy Hill, at a distance of 70.01 feet passing the southeast right-of-way line of said Kennedy hill, a northwest line of the remaining portion of said 1308.68 acre tract, and continuing over and across the remaining portion of said 1308.68 acre tract for a total distance of 214.01 feet to a point;
- THENCE:** N 28°49'39" E, continuing over and across the remaining portion of said 1308.68 acre tract, a distance of 236.50 feet to a point on the southwest line of Lot 1, Block 14, BCB-Unit 20A & 20D Subdivision recorded in Volume 9679, Pages 124-126 of the Deed and Plat Records of Bexar County, Texas, a northeast line of the remaining portion of said 1308.68 acre tract, from which the southwest corner of said Lot 1, Block 14 bears N 65°57'25" W, a distance of 138.97 feet;
- THENCE:** S 59°57'25" E, with said common line, a distance of 49.17 feet to a point;

2.565 Ac.  
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THENCE: S 30°05'21" W, departing said northeast line of the remaining portion of said 1308.68 acre tract, the southwest line of said Lot 1, Block 14, over and across the remaining portion of said 1308.68 acre tract, at a distance of 520.53 feet passing the northeast right-of-way line of said Sidney Brooks, a southwest line of the remaining portion of said 1308.68 acre tract, over and across said Sidney Brooks for a total distance of 616.57 feet to a point on the southwest right-of-way line of said Sidney Brooks, a northeast line of the remaining portion of said 1308.68 acre tract;

THENCE: With the southwest right-of-way line of said Sidney Brooks, a northeast line of the remaining portion of said 1308.68 acre tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 843.00 feet, a central angle of 07°47'05", a chord bearing and distance of N 63°50'57" W, 114.45 feet, for an arc length of 114.54 feet to a point;

N 59°57'25" W, a distance of 158.46 feet to a point;

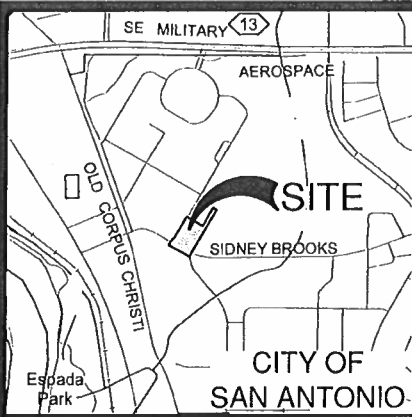
THENCE: N 30°02'35" E, departing the southwest right-of-way line of said Sidney Brooks, a northeast line of the remaining portion of said 1308.68 acre tract, over and across said Sidney Brooks, a distance of 86.00 feet to a point at the southwest end of a curve at the intersection of the northeast right-of-way line of said Sidney Brooks with the northwest right-of-way line of said Kennedy Hill;

THENCE: Northeasterly, along said non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 75°02'35" E, 21.21 feet, for an arc length of 23.56 feet to a the POINT OF BEGINNING and containing 2.565 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8700-52 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: October 27, 2020  
 JOB NO. 8700-52  
 DOC. ID. N:\CIVIL\8700-52\Word\8700-52 FN\_ZN 2.565 AC.docx





LOCATION MAP

NOT-TO-SCALE

REMAINING PORTION OF  
1308.68 ACRES  
BROOKS DEVELOPMENT AUTHORITY  
(VOL. 9481, PGS. 934-972, DPR)

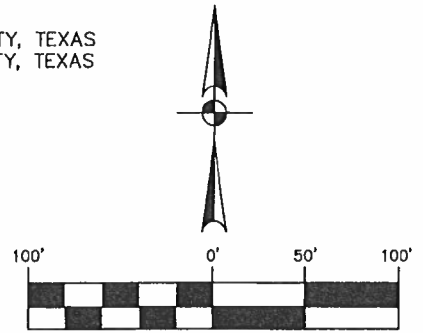
**LEGEND:**

OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

**NOTES:**

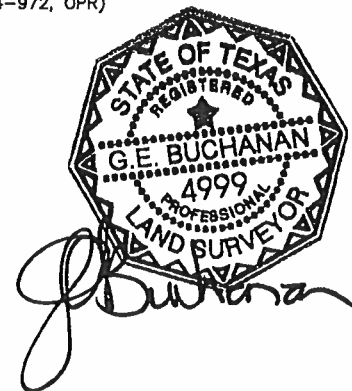
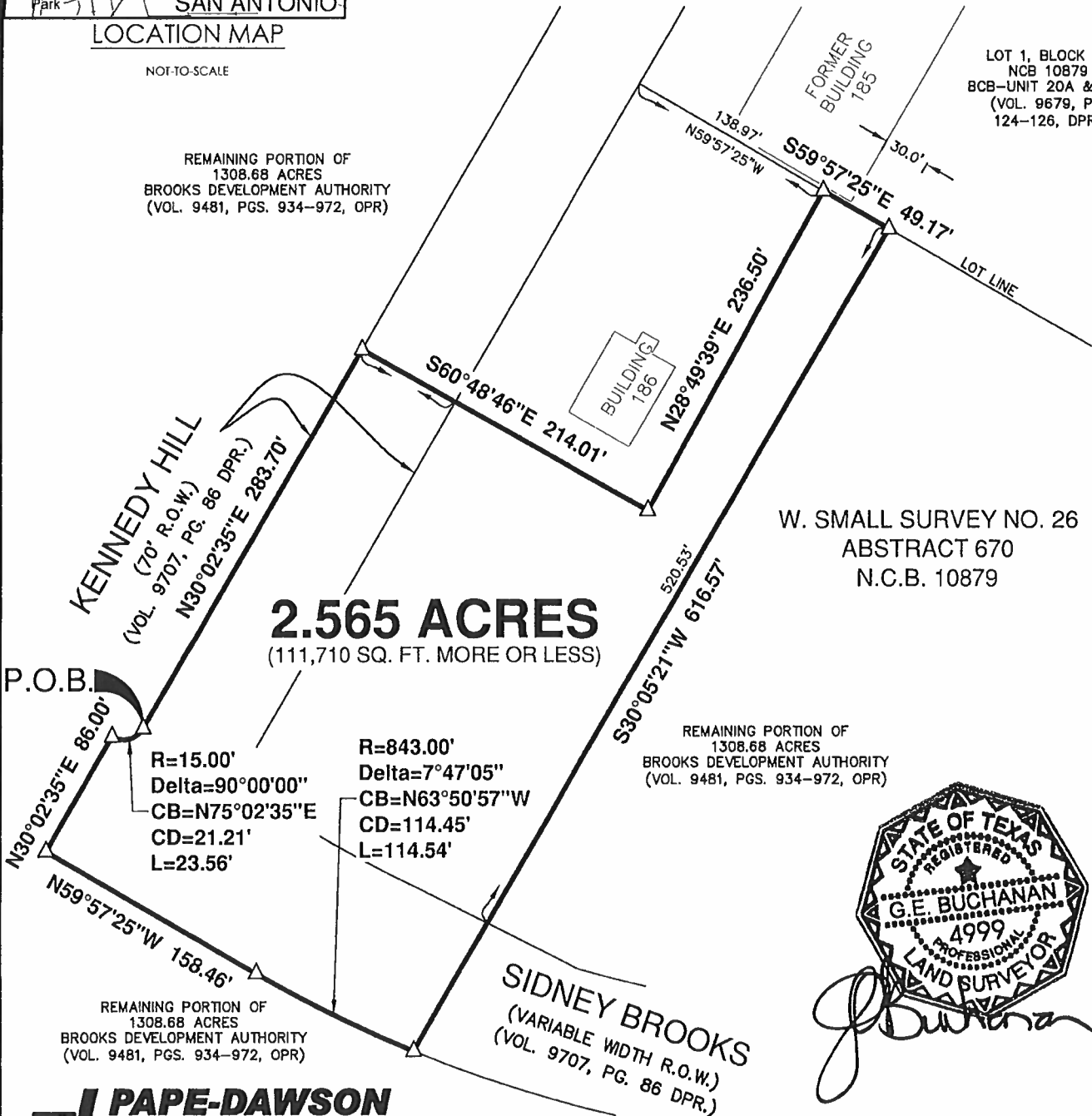
1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 8700-52 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

ZONING EXHIBIT



SCALE: 1" = 100'

LOT 1, BLOCK 14  
NCB 10879  
BCB-UNIT 20A & 20D  
(VOL. 9679, PG. 124-126, DPR)



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 IHW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
T&PE FIRM REGISTRATION #470 | T&PLS FIRM REGISTRATION #10028000

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OCTOBER 2020

SHEET 1 OF 1  
JOB No.: 8700-52

Date: Oct 26, 2020, 3:59pm User: P: C:\milsan  
File: N:\DWG\8700-52\8700-52 EX-21 2.565 AC.dwg

REFERENCE: