



METES AND BOUNDS DESCRIPTION  
FOR  
ANNEXATION

A 2.520 acre, more or less, tract of land located in the City of Terrell Hills, County Block 5742, Bexar County, Texas. Said 2.520 acres 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 found TxDOT Type II right-of-way monument at the intersection of the north right-of-way line of Morningside Drive, a 50-foot right-of-way, the east right-of-way line of N. New Braunfels, a variable width right-of-way (40-foot minimum), and the southeast right-of-way line of Austin Highway (U.S. Highway 81/Loop 368), a variable width right-of-way (100-foot minimum), as widened by deed recorded in Volume 2163, Page 118 of the Deed Records of Bexar County, Texas, at the southwest corner of Lot 1A, Block 20, County Block 5742, Terrell Hills – Auburn Addition Subdivision recorded in Volume 9300, Page 183 of the Deed and Plat Records of Bexar County, Texas, on the City Limit line between the City of Terrell Hills and the City of Alamo Heights;

**THENCE:** North 00°24'45" West, along and with the City Limit line between the City of Terrell Hills and the City of Alamo Heights, a distance of 497.41 feet to a point for the northwest corner of the herein described 2.520 acres, the northwest corner of the City Limit Line of Terrell Hills on the south City Limit Line of the City of San Antonio, the northwest corner of Lot 17-A, Block 20, County Block 5742 of Exxon Subdivision Unit 10 recorded in Volume 9514, Page 1 of the Deed and Plat Records of Bexar County, Texas, from which a found iron rod with Gibbons cap bears North 14°13'26" East, a distance of 0.77 feet;

**THENCE:** North 89°08'05" East, along and with the north line of said Lot 17-A, the City Limit Line between the City of Terrell Hills and the City of San Antonio, a distance of 788.42 feet to a point in the Austin Highway right-of-way for the northeast corner of the herein described 2.520 acres;

**THENCE:** South 00°59'21" East, departing the City Limit Line between the City of Terrell Hills and the City of San Antonio, a distance of 39.88 feet to a point on the southeast right-of-way line of said Austin Highway, on the north line of said Terrell Hills – Auburn Addition Subdivision;

**THENCE:** Along and with the southeast right-of-way line of said Austin Highway, the north line of said Terrell Hills – Auburn Addition Subdivision the following courses and distances:

South 89°00'39" West, a distance of 53.57 feet to a point;

Southwesterly along a non-tangent curve to the left, said curve having a radial bearing of South 00°49'05" East, a radius of 1096.28 feet, a central angle of 22°08'21", a chord bearing and distance of South 78°06'45" West, 420.97 feet, for an arc length of 423.60 feet to a point;

South 56°37'29" West, a distance of 150.80 feet to a point;

South 47°40'15" West, a distance of 111.80 feet to a point;

South 39°14'15" West, a distance of 130.00 feet to a found "+" etched in concrete;

South 13°19'58" West, a distance of 126.26 feet to the POINT OF BEGINNING, and containing 2.520 acres in the City of Terrell Hills, Bexar County, Texas.

This document was prepared under 22 TAC §663.21, 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 9, 2018  
JOB NO. 5937-20  
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*David A. Casanova*

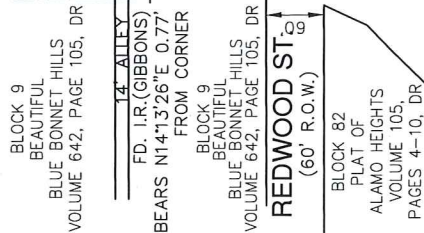
**NOTES:**

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.

**LEGEND:**

- C.B. COUNTY BLOCK
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- I.R. IRON ROD
- FOUND MONUMENT AS NOTED

N. NEW BRAUNFELS (40' MINIMUM R.O.W.)



CITY OF ALAMO HEIGHTS

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1096.28'	22°08'21"	S78°06'45"W	420.97'
				423.60'

CITY OF SAN ANTONIO

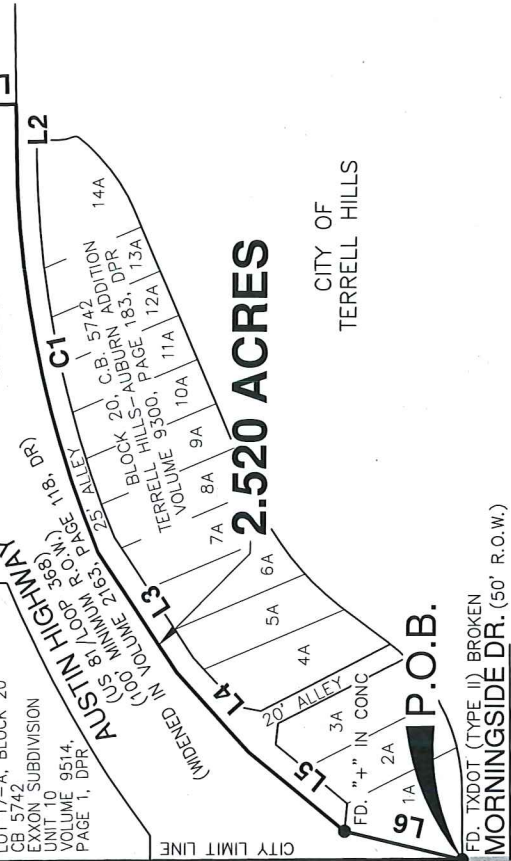
MARION KOOGLER McNAY ART INSTITUTE  
PORTION OF 123 ACRES  
VOLUME 3491, PAGE 187, DR

N.C.B. 8699

RITTIMAN ROAD  
CLOSED BY CITY ORDINANCE 2015-06-04-0483  
(VOLUME 17288, PAGE 240, OPR)

N89°08'05"E 788.42'

CITY LIMIT LINE



CITY OF TERRELL HILLS

2.520 ACRES



SCALE: 1" = 200'



LINE	BEARING	LENGTH
L1	S00°59'21"E	39.88'
L2	S89°00'39"W	53.57'
L3	S56°37'29"W	150.80'
L4	S47°40'15"W	111.80'
L5	S39°14'15"W	130.00'
L6	S13°19'58"W	126.26'



**PAPE-DAWSON ENGINEERS**

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 #10028600

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, 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.

**ANNEXATION EXHIBIT**

OF

2.520 ACRES

TERRELL HILLS, BEXAR COUNTY, TEXAS

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JOB No.:

MARCH 9, 2018

5937-20