



Z2018140

"A"

car wash

**METES AND BOUNDS DESCRIPTION
FOR ZONING**

A 1.809 acre, more or less, tract of land being out of that same called 81.293 acre tract, conveyed to 81 Potranco, LLC recorded in Volume 18393, Page 66 of the Official Public Records of Bexar County, Texas, situated in the JV Dignowity Survey No 260, Abstract 240, New City Block 34362, City of San Antonio, Bexar County, Texas. Said 1.809 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:

COMMENCING: At a found iron rod with a cap marked "FFW", on the south right-of-way line of Potranco Road (FM 1957), a 120-foot public right-of-way, the northeast corner of HEB Potranco/Rousseau recorded in Volume 9568, Page 166 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of said called 81.293 acre tract;

THENCE: N 89°29'44" E, along and with the common boundary line of said Potranco Road (FM 1957) and said called 81.293 acre tract, a distance of 699.03 feet for the POINT OF BEGINNING of the herein described tract;

THENCE: N 89°29'44" E, continuing along and with the said common boundary line, a distance of 250.00 feet to a point;

THENCE: Departing the south right-of-way line of said Potranco Road (FM 1957), over and across said called 81.293 acre tract, the following bearings and distances:

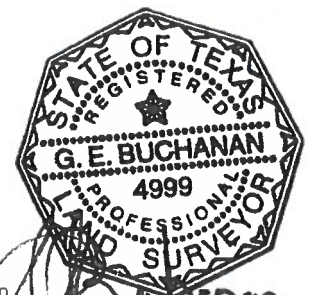
S 00°30'16" E, a distance of 315.17 feet to a point;

S 89°29'50" W, a distance of 250.00 feet to a point;

N 00°30'16" W, a distance of 315.16 feet to the POINT OF BEGINNING, and containing 1.809 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 11458-00 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: February 22, 2018
JOB NO. 11458-01
DOC. ID. N:\CIVIL\11458-01\Word\11458-01_FN_1.809AC.docx



Page 1 of 1

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

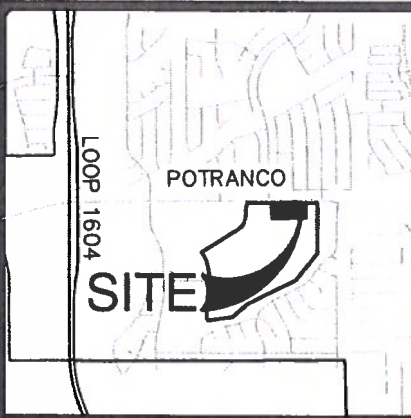
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Transportation | Water Resources | Land Development | Surveying | Environmental

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02/23/2018

22018140



LOCATION MAP

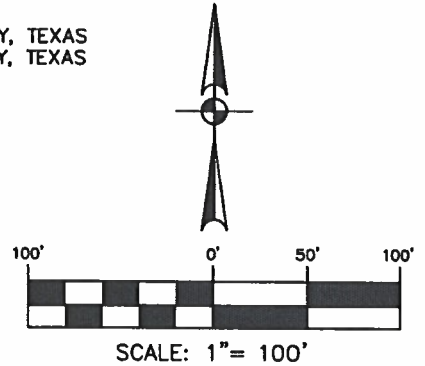
NOT-TO-SCALE

LEGEND:

OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

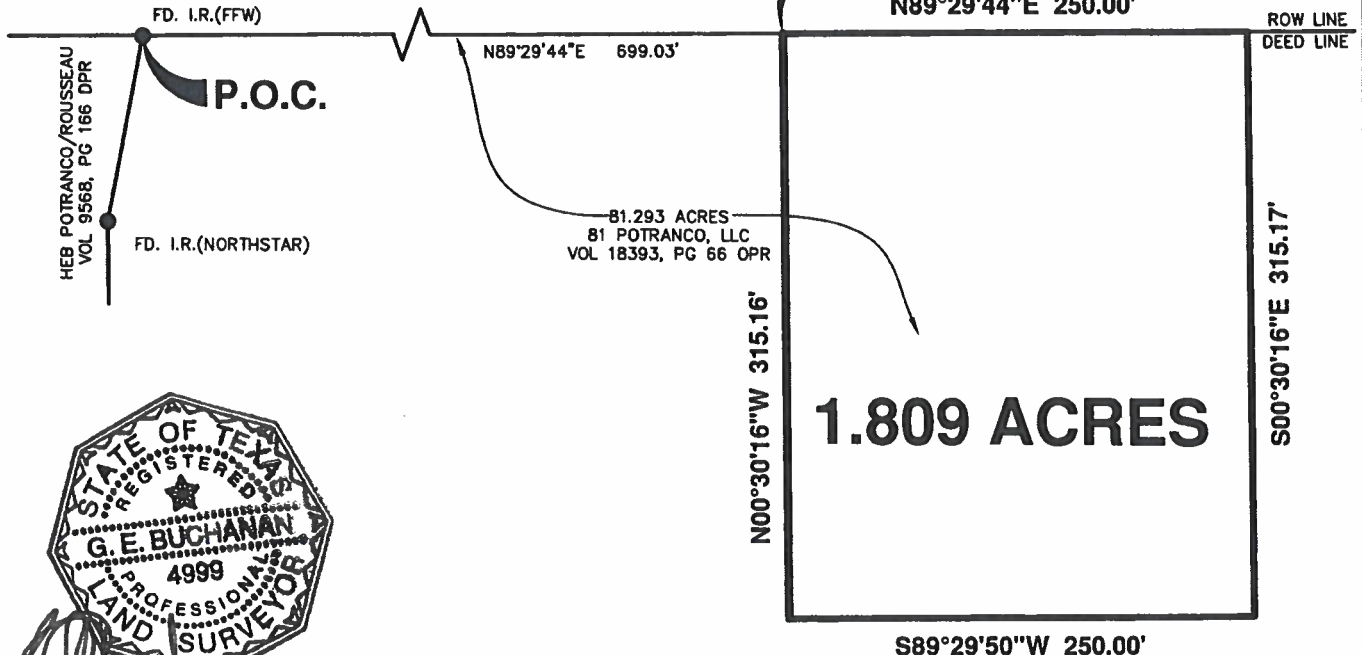
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. "THIS DOCUMENT WAS PREPARED 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."



POTRANCO RD

(FM 1957)

P.O.B. (120' RIGHT-OF-WAY)



02/23/2018

JV DIGNOWITY SURVEY NO. 260
ABSTRACT 240
N.C.B. 34362

EXHIBIT
FOR ZONING

A 1.809 ACRE, MORE OR LESS, TRACT OF LAND BEING OUT OF THAT SAME CALLED 81.293 ACRE TRACT, CONVEYED TO 81 POTRANCO, LLC RECORDED IN VOLUME 18393, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE JV DIGNOWITY SURVEY NO 260, ABSTRACT 240, NEW CITY BLOCK 34362, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**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 #10028800

FEBRUARY 2018

SHEET 1 OF 1
JOB No.: 11458-01



22018140 "B"

auto/light
truck repair

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 1.550 acres, tract of land being out of that same called 81.293 acre tract, conveyed to 81 Potranco, LLC recorded in Volume 18393, Page 66 of the Official Public Records of Bexar County, Texas, situated in the JV Dignowity Survey No 260, Abstract 240, New City Block 34362, City of San Antonio, Bexar County, Texas. Said 1.550 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:

COMMENCING: At a found iron rod with a cap marked "FFW", on the south right-of-way line of Potranco Road (FM 1957), a 120-foot public right-of-way, the northeast corner of HEB Potranco/Rousseau recorded in Volume 9568, Page 166 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of said called 81.293 acre tract;

THENCE: N 89°29'44" E, along and with the common boundary line of said Potranco Road (FM 1957) and said called 81.293 acre tract, a distance of 949.03 feet to a at the northwest corner of the herein described tract, for the POINT OF BEGINNING of the herein described tract;

THENCE: N 89°29'44" E, continuing along and with the said common boundary line, a distance of 215.13 feet to a point, for the northeast corner of the herein described tract;

THENCE: Departing the south right-of-way line of said Potranco Road (FM 1957), over and across said called 81.293 acre tract, the following bearings and distances:

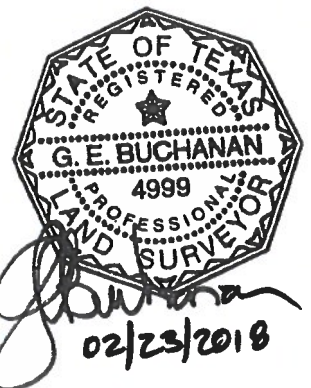
S 00°10'05" E, a distance of 315.18 feet to a point, for the southeast corner of the herein described tract;

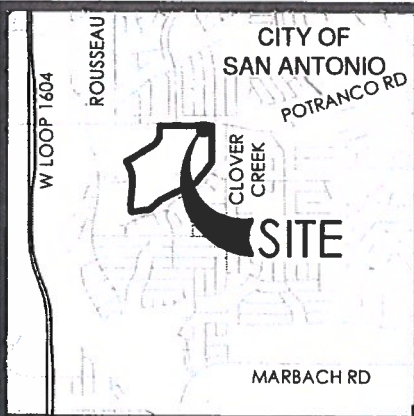
S 89°29'50" W, a distance of 213.28 feet to a point, for the southwest corner of the herein described tract;

THENCE: N 00°30'16" W, a distance of 315.17 feet to the POINT OF BEGINNING and containing 1.550 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 9280-17 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: February 22, 2018
JOB NO. 11458-01
DOC. ID. N:\CIVIL\11458-01\Word\11458-01_FN_1.550AC.docx





LOCATION MAP

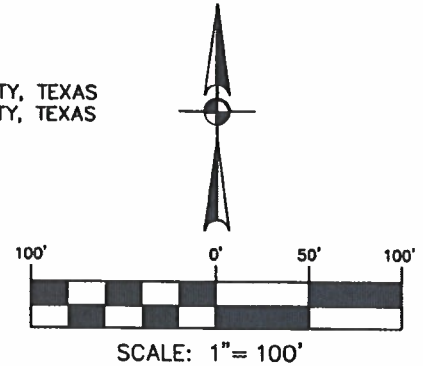
NOT-TO-SCALE

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. 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.

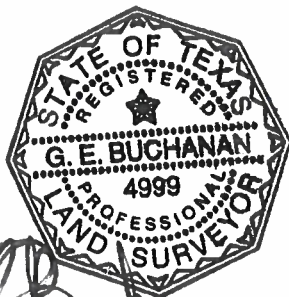
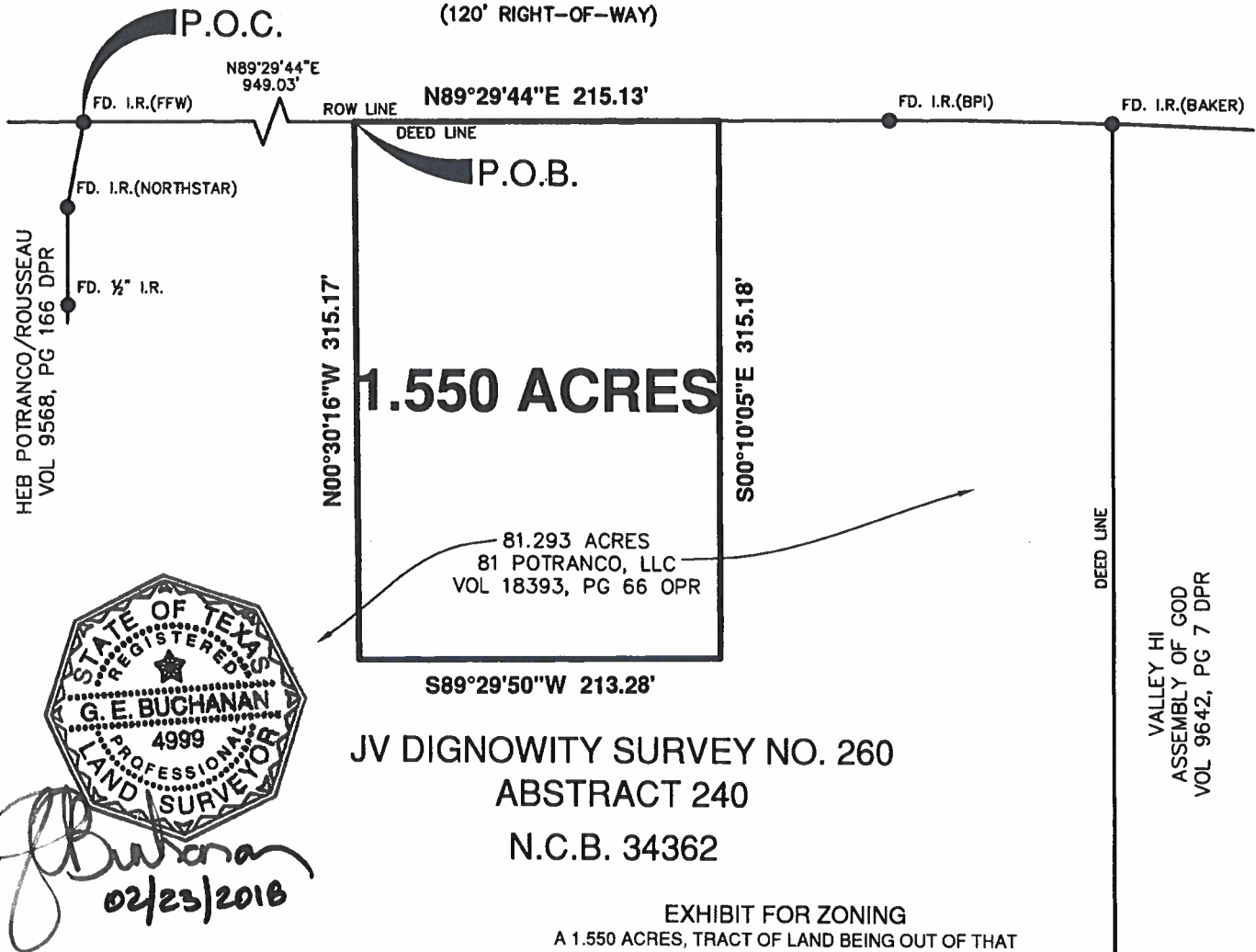


"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

POTRANCO RD

(FM 1957)

(120' RIGHT-OF-WAY)



02/23/2018

JV DIGNOWITY SURVEY NO. 260

ABSTRACT 240

N.C.B. 34362

EXHIBIT FOR ZONING

A 1.550 ACRES, TRACT OF LAND BEING OUT OF THAT SAME CALLED 81.293 ACRE TRACT, CONVEYED TO 81 POTRANCO, LLC RECORDED IN VOLUME 18393, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE JV DIGNOWITY SURVEY NO 260, ABSTRACT 240, NEW CITY BLOCK 34362, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

JOB No.: 11458-01



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8000
TSPLS FIRM REGISTRATION #470 | TSPLS FIRM REGISTRATION #10028800



Z2018140
"C"

Auto/Light
Truck Repair

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 1.463 acres, tract of land being out of that same called 81.293 acre tract, conveyed to 81 Potranco, LLC recorded in Volume 18393, Page 66 of the Official Public Records of Bexar County, Texas, situated in the JV Dignowity Survey No 260, Abstract 240, New City Block 34362, City of San Antonio, Bexar County, Texas. Said 1.463 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:

COMMENCING: At a found iron rod with a cap marked "FFW", on the south right-of-way line of Potranco Road (FM 1957), a 120-foot public right-of-way, the northeast corner of HEB Potranco/Rousseau recorded in Volume 9568, Page 166 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of said called 81.293 acre tract;

THENCE: N 89°29'44" E, along and with the common boundary line of said Potranco Road (FM 1957) and said called 81.293 acre tract, a distance of 1194.16 feet to a at the northwest corner of the herein described tract, for the POINT OF BEGINNING of the herein described tract;

THENCE: Along and with the south right-of-way line of said Potranco Road, the north line of said 81.293 acre tract, the following bearings and distances:

N 89°29'44" E, continuing along and with the said common boundary line, a distance of 70.79 feet to a point, for the northeast corner of the herein described tract;

Southeasterly, along a non-tangent curve to the right, with the common boundary line of said Potranco Road (FM 1957) and said called 81.293 acre tract, said curve having a radial bearing of S 00°30'20" E, a radius of 3759.72 feet, a central angle of 02°00'34", a chord bearing and distance of S 89°30'03" E, 131.85 feet, for an arc length of 131.86 feet to a point, for the northeast corner of the herein described tract same being the northeast corner of said 81.293 acre tract and the northwest corner of Valley Hi Assembly of God recorded in Volume 9642, Page 7 of the Deed and Plat Records of Bexar County, Texas;

S 00°10'05" E, departing the south right-of-way line of said Potranco Road, along the west line of said Valley Hi Assembly of God, the east line of said 81.293 acre tract, a distance of 312.88 feet to a point, for the southeast corner of the herein described tract;

THENCE: Departing the west line of said Valley Hi Assembly of God, over and across said called 81.293 acre tract, the following bearings and distances:

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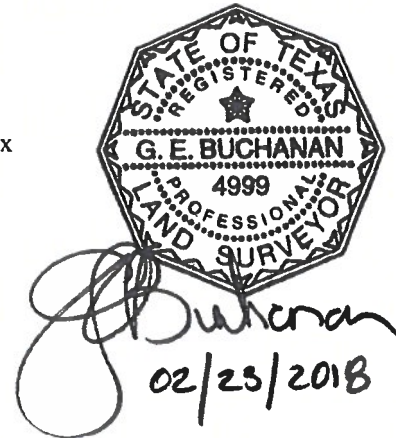
Z2018140

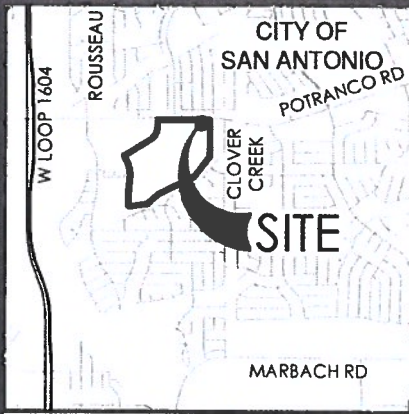
S 89°29'50" W, a distance of 213.28 feet to a point, for the southwest corner of the herein described tract;

THENCE: N 00°30'16" W, a distance of 315.17 feet to the POINT OF BEGINNING and containing 1.463 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 9280-17 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: February 22, 2018
JOB NO. 11458-01
DOC. ID. N:\CIVIL\11458-01\Word\11458-01_FN_1.463AC.docx





LOCATION MAP

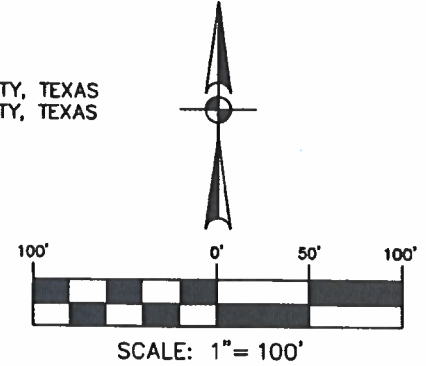
NOT-TO-SCALE

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. 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.



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POTRANCO RD

(FM 1957)

(120' RIGHT-OF-WAY)

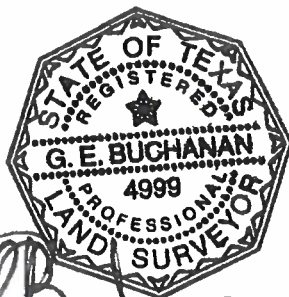
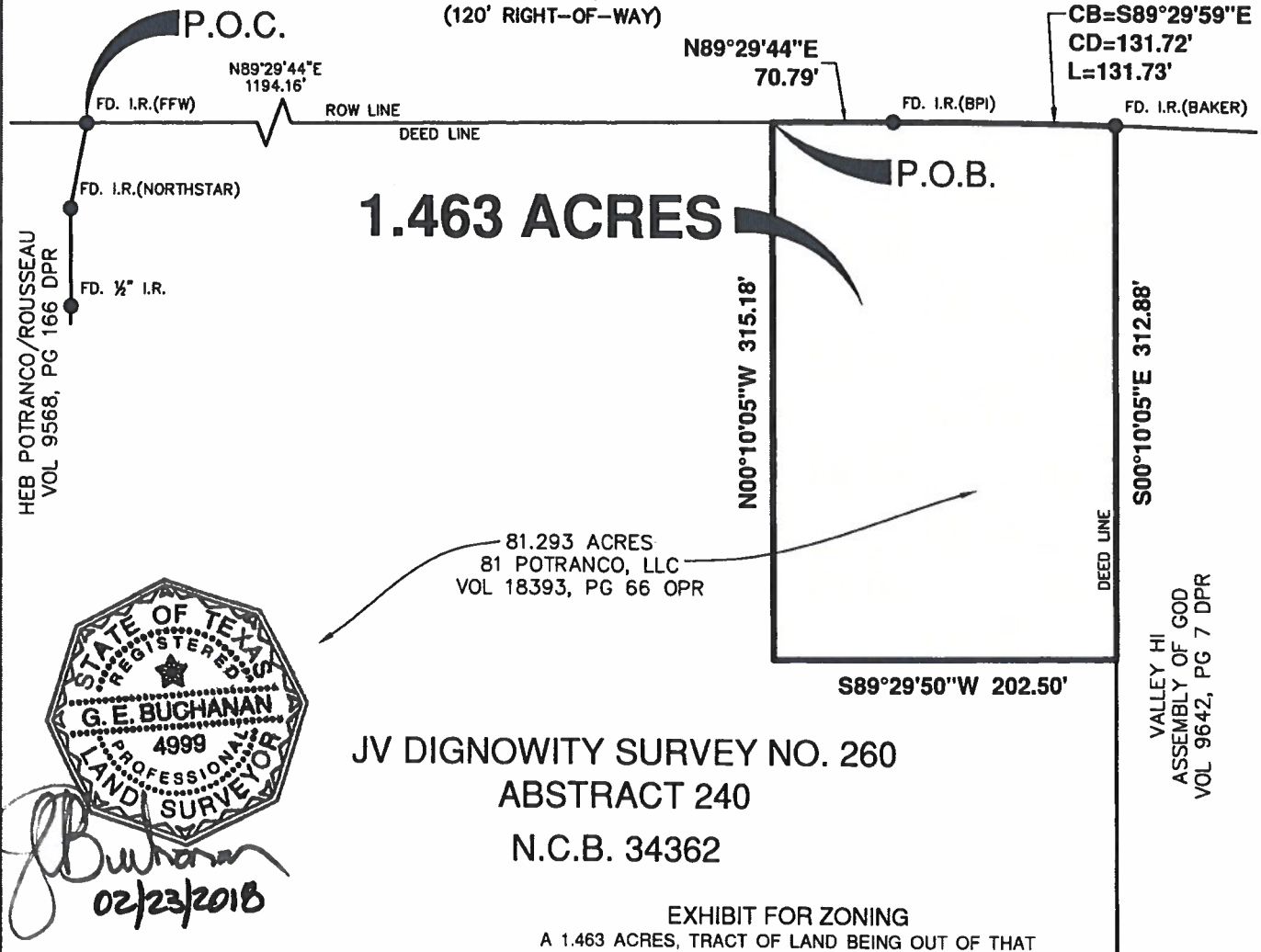
R=3,749.97'

Delta=2°00'46"

CB=S89°29'59"E

CD=131.72'

L=131.73'



02/23/2018

PAPE-DAWSON ENGINEERS

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

EXHIBIT FOR ZONING

A 1.463 ACRES, TRACT OF LAND BEING OUT OF THAT SAME CALLED 81.293 ACRE TRACT, CONVEYED TO 81 POTRANCO, LLC RECORDED IN VOLUME 18393, PAGE 66 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE JV DIGNOWITY SURVEY NO 260, ABSTRACT 240, NEW CITY BLOCK 34362, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

JOB No.: 11458-01