



**METES AND BOUNDS DESCRIPTION
FOR
ZONING**

A 25.425 acre, or 1,107,500 square feet more or less, tract of land being Lots 1-4, New City Block 14945, Beitel Creek Commercial Subdivision, plat No. 180212, an approved but unrecorded Subdivision, said Lot 1-4 being out of that 55.169 acre tract recorded in Volume 18830, Page 1581 and out of that 433.341 acre tract recorded in Volume 5913, Page 1529, both of the Official Public Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 25.425 acre tract being more fully described as follows:

BEGINNING: At a found ½ inch iron rod at the north end of the cutback line at the east corner of the intersection of Wurzbach Parkway, a variable width public right-of-way, dedicated in Volume 9642, Page 1750 of the Official Public Records of Bexar County, Texas and Thousand Oaks, a variable width public right-of-way;

THENCE: Along and with the southeast right-of-way line of said Wurzbach Parkway, the northwest lines of said Beitel Creek Commercial, the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 41°26'07" W, a radius of 1653.47 feet, a central angle of 07°55'37", a chord bearing and distance of N 44°36'04" E, 228.58 feet, for an arc length of 228.76 feet to a point;

N 40°38'16" E, a distance of 215.80 feet to a point;

N 41°47'02" E, a distance of 619.62 feet to a point;

N 35°00'48" E, a distance of 478.18 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 3065.00 feet, a central angle of 11°16'08", a chord bearing and distance of N 29°22'44" E, 601.85 feet, for an arc length of 602.82 feet to a point;

N 23°44'40" E, a distance of 500.39 feet to a point for the northwest corner of said Lot 4;

THENCE: N 89°07'49" E, along and with the north line of said Lot 4, a distance of 191.23 feet to a point for the northeast corner of said Lot 4;

THENCE: Along and with the southeast lines of said Beitel Creek Commercial Subdivision, the following bearings and distances:

S 16°47'25" W, a distance of 175.78 feet to a point;

S 17°53'42" E, a distance of 218.99 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 380.00 feet, a central angle of 34°36'19", a chord bearing and distance of S 00°35'32" E, 226.04 feet, for an arc length of 229.51 feet to a point;

S 16°42'37" W, a distance of 304.84 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 680.00 feet, a central angle of 12°22'00", a chord bearing and distance of S 22°53'37" W, 146.49 feet, for an arc length of 146.77 feet to a point;

S 29°04'37" W, a distance of 308.62 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 430.00 feet, a central angle of 32°41'09", a chord bearing and distance of S 45°25'12" W, 241.99 feet, for an arc length of 245.30 feet to a point;

S 61°45'46" W, a distance of 373.60 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 720.00 feet, a central angle of 40°06'59", a chord bearing and distance of S 41°42'16" W, 493.88 feet, for an arc length of 504.12 feet to a point;

S 21°38'47" W, a distance of 372.41 feet to a point;

S 49°02'51" W, a distance of 219.95 feet to a point for the south corner of said Lot 1, on the northeast right-of-way line of said Thousand Oaks;

THENCE: Along and with the southwest line of said Lot 1, the northeast right-of-way line of said Thousand Oaks, the following bearings and distances:

Along a non-tangent curve to the right, said curve having a radial bearing of N 34°31'54" E, a radius of 1372.50 feet, a central angle of 04°30'54", a chord bearing and distance of N 53°12'39" W, 108.13 feet, for an arc length of 108.16 feet to a point;

N 45°52'07" W, a distance of 86.29 feet to a point;

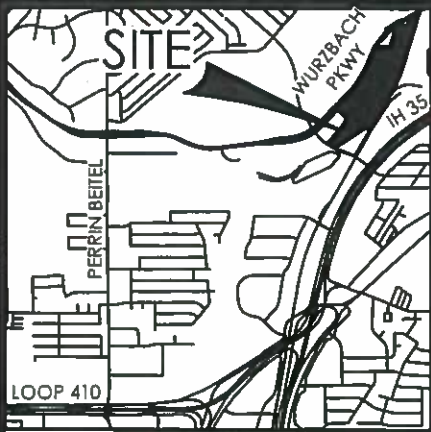
Northwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 42°39'16" E, a radius of 1367.50 feet, a central angle of 07°35'36", a chord bearing and distance of N 43°32'56" W, 181.10 feet, for an arc length of 181.23 feet to a point;

N 04°24'22" E, a distance of 83.60 feet to the POINT OF BEGINNING, and containing 25.425 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 3633-27 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: December 5, 2018
JOB NO. 3633-27
DOC. ID. N:\CIVIL\3633-27\Word\3633-27 FNZN-25.425 AC.docx





LOCATION MAP

NOT-TO-SCALE

LEGEND:

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



SCALE: 1" = 500'



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1653.47'	7°55'37"	N44°36'04"E	228.58'	228.76'
C2	3065.00'	11°16'08"	N29°22'44"E	601.85'	602.82'
C3	380.00'	34°36'19"	S00°35'32"E	226.04'	229.51'
C4	680.00'	12°22'00"	S22°53'37"W	146.49'	146.77'
C5	430.00'	32°41'09"	S45°25'12"W	241.99'	245.30'
C6	1372.50'	4°30'54"	N53°12'39"W	108.13'	108.16'
C6	720.00'	40°06'59"	S41°42'16"W	493.88'	504.12'
C7	1367.50'	7°35'36"	N43°32'56"W	181.10'	181.23'

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. "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."

25.425 ACRES
 (1,107,500 SQ. FT. MORE OR LESS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N40°38'16"E	215.80'
L2	N41°47'02"E	619.62'
L3	N35°00'48"E	478.18'
L4	N23°44'40"E	500.39'
L5	N89°07'49"E	191.23'
L6	S16°47'25"W	175.78'
L7	S17°53'42"E	218.99'
L8	S16°42'37"W	304.84'
L9	S29°04'37"W	308.62'
L10	S61°45'46"W	373.60'
L11	S21°38'47"W	372.41'
L12	S49°02'51"W	219.95'
L13	N45°52'07"W	86.29'
L14	N04°24'22"E	83.60'

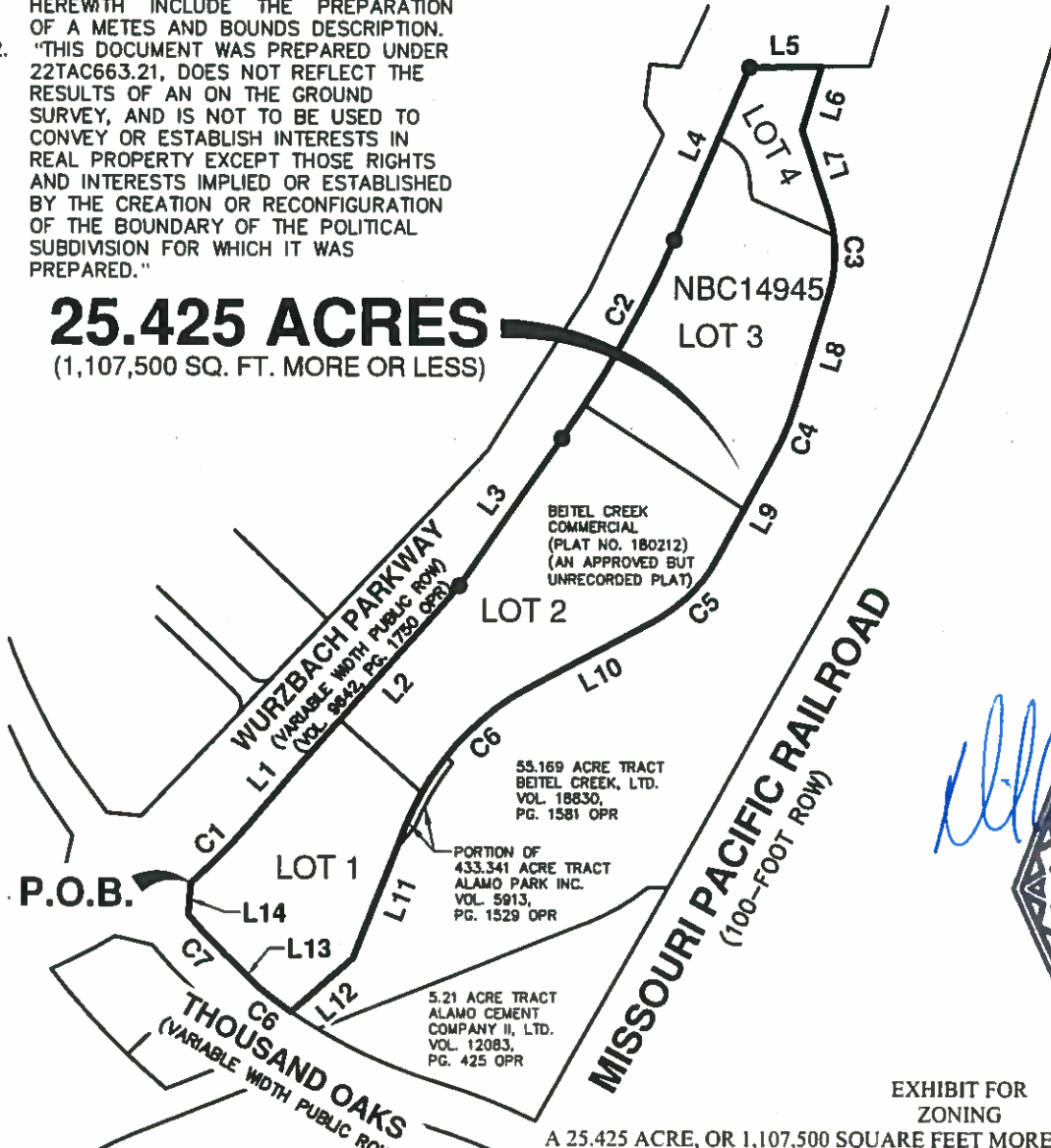


EXHIBIT FOR ZONING

A 25.425 ACRE, OR 1,107,500 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING LOTS 1-4, NEW CITY BLOCK 14945, BEITEL CREEK COMMERCIAL, PLAT NO. 180212, AN APPROVED BUT UNRECORDED SUBDIVISION, SAID LOT 1-4 BEING OUT OF THAT 55.169 ACRE TRACT RECORDED IN VOLUME 18830, PAGE 1581 AND OUT OF THAT 433.341 ACRE TRACT RECORDED IN VOLUME 5913, PAGE 1529, BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

DECEMBER 5, 2018

JOB No.: 3633-27



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 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800