



**METES AND BOUNDS DESCRIPTION  
FOR ZONING – PARCEL 2**

A 0.883 of an acre, or 38,472 square feet more or less, tract of land being all of Tract 4 described in deed to SA Quad Ventures, LLC recorded in Volume 18089, Page 250 of the Official Public Records of Bexar County, Texas together with all of Lot 47, New City Block 1260 recorded in Volume 4600, Page 41 of the Deed and Plat Records of Bexar County, Texas. Said 0.883 of an acre tract being more fully described as follows, with bearings based on SA Quad Ventures, LLC recorded in Volume 18089, Page 250 of the Official Public Records of Bexar County, Texas;

**COMMENCING:** At a point at the intersection of the south right-of-way line of Quitman St. a 54.8 foot right-of-way, at this point, with the east right-of-way line of Spofford, a 42-foot right-of-way, the northwest corner of Tract 3 described in deed to SA Quad Ventures, LLC recorded in Volume 18089, Page 250 of the Official Public Records of Bexar County, Texas;

**THENCE:** S 89°34'31" W, along and with the south right-of-way line of said Quitman St., a distance of 42.00 feet to a point at the intersection of south right-of-way line of said Quitman St. with the west right-of-way line of Safford, a 42.00 foot right-of-way, the northeast corner of said Tract 4 and the **POINT OF BEGINNING**;

**THENCE:** S 00°11'31" E, departing the south right-of-way line of said Quitman St., along and with the west right-of-way line of said Safford, the east line of said Tract 4 and the herein described tract, a distance of 124.86 feet to a point at the northeast corner of a tract described in deed to Lockaway Storage-Killeen, LLC recorded in Volume 17882, Page 586 of the Official Public Records of Bexar County, Texas, the southeast corner of said Tract 4 and the herein described tract;

THENCE: Departing the west right-of-way line of said Spofford, along and with the north lines of Lockaway Storage tract, a tract described in deed to Milon Abdur recorded in Volume 12909, Page 1158 of the Official Public Records of Bexar County, Texas, a tract described in deed to Carson St Christian Church recorded in Volume 2093, Page 360 of the Official Public Records of Bexar County, Texas, the south line of said Tract 4 and the herein described tract, the following bearings and distances:

S 89°34'31" W, a distance of 156.90 feet to a point at the northwest corner of said Lockaway Storage tract, the southeast corner of said Abdur tract;

N 00°11'31" W, a distance of 6.00 feet to a point at the northeast corner of said Abdur tract;

S 89°34'31" W, a distance of 50.00 feet to a point at the northwest corner of said Abdur tract;

S 00°11'31" E, a distance of 6.00 feet to a point at the southwest corner of said Abdur tract, the northwest corner of said Church tract;

S 89°34'31" W, a distance of 106.00 feet to a point on the east right-of-way line of Pierce Ave., the northwest corner of said Church tract, the southwest corner of said Tract 4;

THENCE: Along and with the east right-of-way line of said Pierce Ave., the west lines of said Tract 4 and said Lot 47, the following bearings and distances:

N 00°11'31" W, a distance of 62.69 feet to a point;

N 89°30'27" E, a distance of 4.00 feet to a point;

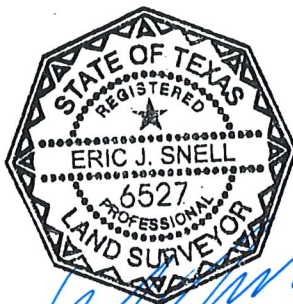
N 00°11'31" W, a distance of 47.23 feet to a point;

Northeasterly, along a curve to the right, said curve having a radius of 15.00 feet, a central angle of  $89^{\circ}46'02''$ , a chord bearing and distance of  $N 44^{\circ}41'30'' E$ , 21.17 feet, for an arc length of 23.50 feet to a point at the north end of a curve at the intersection of the south right-of-way line of said Quitman St. with the east right-of-way line of said Pierce Ave. for the northwest corner of said Lot 47 and the herein described tract;;

THENCE:  $N 89^{\circ}34'31'' E$ , along and with the south right-of-way line of said Quitman St., the north line of said Lot 47 and said Tract 4, a distance of 293.96 feet to the POINT OF BEGINNING, and containing 0.883 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a graphic exhibit prepared under job number 11826-00 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: March 8, 2019  
JOB NO. 11826-00  
DOC. ID. N:\CIVIL\11826-00\Word\11826-00 FN-PARCEL 2.docx





METES AND BOUNDS DESCRIPTION  
FOR ZONING – PARCEL 1

A 3.183 acre, or 138,677 square feet more or less, tract of land being all of Tract 2, New City Block 1257 and Tract 3, New City Block 1259 described in deed to SA Quad Ventures, LLC recorded in Volume 18089, Page 250 of the Official Public Records of Bexar County, Texas and a portion of Rogers St., closed and abandoned by City Ordinance 2019-01-31-0102, in the City of San Antonio, Bexar County, Texas. Said 3.183 acre tract being more fully described as follows, with bearings based on said Volume 18089, Page 250, said Official Public Records;

**BEGINNING:** At a point at the intersection of the south right-of-way line of Quitman St. a 54.8 foot right-of-way, at this point, with the east right-of-way line of Spofford, a 42-foot right-of-way, the northwest corner of said Tract 3 and the herein described tract;

**THENCE:** Departing the east right-of-way line of said Spofford, along and with the south right-of-way line of said Quitman St., the north line of the herein described tract, the following bearings and distances:

N 89°34'31" E, a distance of 304.93 feet to a point

Southeasterly, along a curve to the right, said curve having a radius of 6.00 feet, a central angle of 90°11'48", a chord bearing and distance of S 45°19'35" E, 8.50 feet, for an arc length of 9.45 feet to a point;

S 00°13'41" E, a distance of 10.29 feet to a point;

N 89°20'40" E, a distance of 227.12 feet to a point at the northwest corner of a tract described in deed to Government Hill Square Properties, LP recorded in Volume 12425, Page 1648 of the Official Public Records of Bexar County, Texas, the northeast corner of said Tract 2 and the herein described tract;

**THENCE:** Departing the south right-of-way line of said Quitman St., along and with the west line of said Government Hill tract, the east line of the herein described the following bearings and distances:

S 00°32'20" E, a distance of 84.00 feet to a point;

N 89°20'40" E, a distance of 55.60 feet to a point;

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S 00°32'20" E, a distance of 147.40 feet to a point on the north right-of-way line of Carson St., a 54.8 right-of-way, at this point, the southwest corner of said Government Hill tract, the southeast corner of said Tract 2 and the herein described tract;

THENCE: Along and with the north right-of-way line of said Carson St., the south line of the herein described tract, the following bearings and distances:

S 89°20'40" W, a distance of 280.50 feet to a point;

S 00°38'59" E, a distance of 2.90 feet to a point;

S 89°36'26" W, a distance of 105.00 feet to a point;

N 00°23'34" W, a distance of 2.60 feet to a point;

S 89°36'26" W, a distance of 52.00 feet to a point;

S 00°23'34" E, a distance of 2.60 feet to a point;

S 89°36'26" W, a distance of 157.60 feet to a point at the intersection of the north right-of-way line of said Carson St. with the east right-of-way line of said Spofford, the southwest corner of said Tract 3 and the herein described tract;

THENCE: N 00°11'31" W, departing the north line of said Carson St., along and with the east right-of-way line of said Spofford, the west line of said Tract 3, a distance of 250.42 feet to the POINT OF BEGINNING, and containing 3.183 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a graphic exhibit prepared under job number 11826-00 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: April 18, 2019  
JOB NO. 11826-00  
DOC. ID. N:\CIVIL\11826-00\Word\11826-00 FN-PARCEL 1.docx





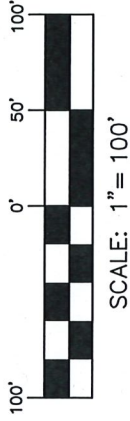
**LEGEND:**

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

**NOTES:**

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11826-00 BY PAPE-DAWSON ENGINEERS, INC. THE BEARINGS ARE BASED ON A DEED DESCRIBED TO SA QUAD VENTURES, LLC RECORDED IN VOLUME 18089, PAGE 250 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

"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."



**LOCATION MAP**

NOT-TO-SCALE

LOT 47  
 NCB 1260  
 VOL. 4600, PG. 41 D.P.R.

**PARCEL 2**

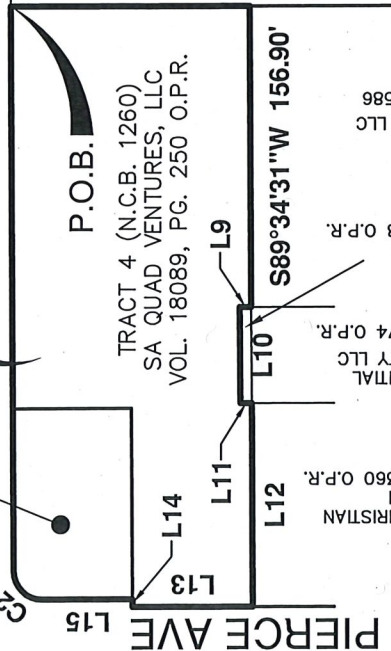
**0.883 ACRES**  
 (38,472 SQ. FT. MORE OR LESS)

**QUITMAN ST.**  
 (54.8' R.O.W.)

N89°34'31"W 304.93'

S89°34'31"W 42.00'

SPOFFORD (42' R.O.W.)  
 S00°11'31"E 124.86'



P.O.B.  
 PARCEL 1

P.O.C.  
 PARCEL 2

TRACT 4 (N.C.B. 1260)  
 SA QUAD VENTURES, LLC  
 VOL. 18089, PG. 250 O.P.R.

S89°34'31"W 156.90'

CARSON ST CHRISTIAN CHURCH  
 VOL. 2093, PG. 360 O.P.R.  
 HOMER RESIDENTIAL RENTAL PROPERTY LLC  
 VOL. 17092, PG. 574 O.P.R.  
 MILON ABDUR  
 VOL. 12909, PG. 1158 O.P.R.  
 LOCKAWAY STORAGE-KILLEEN LLC  
 VOL. 17882, PG. 586 O.P.R.

P.O.B.  
 PARCEL 1

P.O.C.  
 PARCEL 2

TRACT 3 (N.C.B. 1259)  
 SA QUAD VENTURES, LLC  
 VOL. 18089, PG. 250 O.P.R.

S89°36'26"W 157.60'

**3.184 ACRES**  
 (138,677 SQ. FT. MORE OR LESS)

L8 L7 L6 L5 L4

S89°20'40"W 280.50'

**CARSON ST.**  
 (54.8' R.O.W.)

**ZONING EXHIBIT FOR**  
 PARCEL 1 AND PARCEL 2, BEXAR COUNTY, TEXAS.



SHEET 1 OF 2  
 B No.: 11826-00

MARCH 8, 2019 REVISED: APRIL 18, 2019

# 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  
 PR PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 FIR FOUND 1/2" IRON ROD

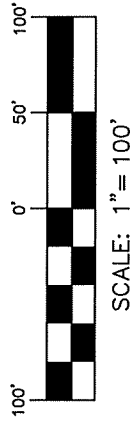
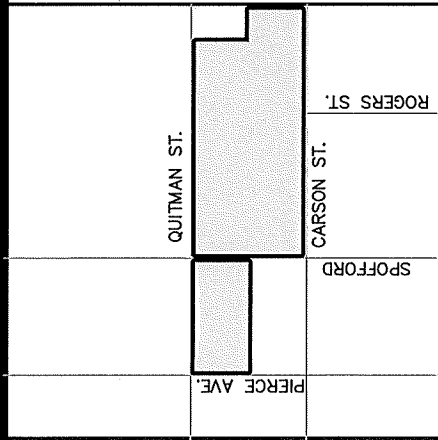
# NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11826-00 BY PAPE-DAWSON ENGINEERS, INC.
- 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.

NOT-TO-SCALE

## LOCATION MAP



CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	6.00'	90°11'48"	S45°19'35"E	8.50'
C2	15.00'	89°46'02"	N44°41'30"E	21.17'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°13'41"E	10.29'
L2	S00°32'20"E	84.00'
L3	N89°20'40"E	55.60'
L4	S00°38'59"E	2.90'
L5	S89°36'26"W	105.00'
L6	N00°23'34"W	2.60'
L7	S89°36'26"W	52.00'
L8	S00°23'34"E	2.60'
L9	N00°11'31"W	6.00'
L10	S89°34'31"W	50.00'
L11	S00°11'31"E	6.00'
L12	S89°34'31"W	106.00'
L13	N00°11'31"W	62.69'
L14	N89°30'27"E	4.00'
L15	N00°11'31"W	47.23'

Z2019-10700059

**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 #1002800

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MARCH 8, 2019 REVISED: APRIL 18, 2019

SHEET 2 OF 2  
 JOB No.:11826-00

REFERENCE: