



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 FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°41'59"E	202.88'
L2	S48°08'18"E	63.28'
L3	N24°14'02"W	145.46'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	18.00'	94°32'56"	N86°18'15"E	26.45'	29.70'
C2	200.00'	21°45'33"	S37°15'32"E	75.50'	75.95'
C3	200.07'	21°45'05"	S37°15'32"E	75.50'	75.95'
C4	200.00'	17°15'14"	S56°45'55"E	60.00'	60.23'
C5	563.58'	5°22'02"	S68°04'33"E	52.77'	52.79'

PAPE-DAWSON
ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100208-00

Date: Apr 10, 2013, 2:19pm User ID: Mholmes
 File: N:\CIVIL\7488-23\7488-23 EX-7.101 AC ZONING.dwg



INTERSTATE 10 FRONTAGE ROAD
 OLD FREDERICKSBURG ROAD

SHOWN AS PART OF ABANDONED - UNCLAIMED STRIP RIGHT-OF-WAY
 3.037 ACRES DEED WITHOUT WARRANTY
 UNION PACIFIC RAILROAD COMPANY TO LEON CREEK LTD.
 VOLUME 9650, PAGE 968, C.O.R.

DOMINION DR.
 (PRIVATE STREET)
 LOT 2, BLOCK 16,
 N.C.B. 16386
 VOL. 9573, PG. 159, D.P.R.
 P.O.B.
 FD. I.R. (C-RAS3976)

Fnd. 1/2"
 IRON ROD
 (PD)

Fnd. "X"
 in Conc

7.101 ACRES
 (309,326 SQUARE FEET
 MORE OR LESS)

CB. 4732
 N.C.B. 34732
 JOHN W. SMITH
 SURVEY NO. 27
 ABSTRACT 708

EXHIBIT
 FOR
 ZONING

A 7.101 ACRE, OR 309,326 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A 39.287 ACRE TRACT CONVEYED TO GKH DEVELOPMENTS, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15322, PAGES 1783-1799 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHN W. SMITH SURVEY NO. 27, ABSTRACT 708, COUNTY BLOCK 4732, NOW IN NEW CITY BLOCK (N.C.B.) 34732 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

APRIL 9, 2012

JOB No.:

SHEET 1 OF 1

7488-23

FIELD NOTES
FOR
ZONING

A 7.101 acre, or 309,326 square feet more or less, tract of land out of a 39.287 acre tract conveyed to GKH Developments, Ltd. in Special Warranty Deed recorded in Volume 15322, Pages 1783-1799 of the Official Public Records of Bexar County, Texas, out of the John W. Smith Survey No. 27, Abstract 708, County Block 4732, now in New City Block (N.C.B.) 34732 of the City of San Antonio, Bexar County, Texas. Said 7.101 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

BEGINNING: At a found ½" iron rod with a cap stamped "C-RAS3976" at the west end of a non-tangent curve to the right at the intersection of the east right-of-way line of Aue Road (60' right-of-way) with the south line of Lot 2, Block 16, New City Block 16386, a private street known as Dominion Drive as shown on the subdivision plat of The Dominion Phase 4A (PUD), Replat recorded in Volume 9573, Page 159 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along the south line of said Lot 2, Block 16, New City Block 16386 and said curve to the right having a radial bearing of S 50°58'14" E, a radius of 18.00 feet, a central angle of 94°32'56", a chord bearing and distance of N 86°18'15" E, 26.45 feet, for an arc length of 29.70 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the point of curvature of a non-tangent curve to the right;

THENCE: Continuing along said south line of Lot 2, Block 16, New City Block 16386, the following bearings and distances:

Along said non-tangent curve to the right having a radial bearing of S 41°51'42" W, a radius of 200.00 feet, a central angle of 21°45'33", a chord bearing and distance of S 37°15'32" E, 75.50 feet, for an arc length of 75.95 feet to a found ½" iron rod with a red cap stamped "C-RAS3976" at the point of curvature of a non-tangent curve to the left;

Along said non-tangent curve to the left having a radial bearing of N 63°37'01" E, a radius of 200.07 feet, a central angle of 21°45'05", a chord bearing and distance of S 37°15'32" E, 75.50 feet, for an arc length of 75.95 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

S 48°08'18" E, 63.28 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the point of curvature of a curve to the left;

Along the arc of said curve to the left having a radius of 200.00 feet, a central angle of $17^{\circ}15'14''$, a chord bearing and distance of S $56^{\circ}45'55''$ E, 60.00 feet, for an arc length of 60.23 feet to a found $\frac{1}{2}$ " iron rod with a red cap stamped "C-RAS 3976" at the point of curvature of a compound curve to the left;

Along the arc of said compound curve to the left having a radius of 563.58 feet, a central angle of $05^{\circ}22'02''$, a chord bearing and distance of S $68^{\circ}04'33''$ E, 52.77 feet, and an arc length of 52.79 feet to a found "X" in concrete;

THENCE: S $12^{\circ}31'00''$ E, Departing said south line of Lot 2, Block 16, New City Block 16386, along and with an east line of said 39.287 acre tract, a distance of 308.26 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: S $33^{\circ}22'55''$ W, over and across said 39.287 acre tract, a distance of 527.70 feet to a point on the west line of said 39.287 acre tract, on the east line of an abandoned, unclaimed strip of land shown as part of the Old San Antonio Fredericksburg Road right-of-way per the Union Pacific Railroad Company abandonment of right-of-way map dated May 22, 2001;

THENCE: Along and with said west line for the following bearings and distances:

N $26^{\circ}58'44''$ W, a distance of 455.68 feet to a found $\frac{1}{2}$ " iron rod;

N $24^{\circ}14'02''$ W, a distance of 145.46 feet to a found "X" in concrete;

N $11^{\circ}41'59''$ E, a distance of 202.88 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap stamped "Pape-Dawson" on the southeast right-of-way line of Aue Road;

THENCE: N $40^{\circ}21'01''$ E, along and with said east right-of-way line of Aue Road, a distance of 285.35 feet to the POINT OF BEGINNING, and containing 7.101 acres in the City of San Antonio, 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."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 9, 2013
JOB No.: 7488-23
DOC.ID.: N:\CIVIL\7488-23\WORD\7488-23 FN-7.101 AC ZONING.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

