



ENGINEERING • SURVEYING • ENVIRONMENTAL

5835 CALLAGHAN RD., SUITE 200, SAN ANTONIO, TEXAS 78228 PH: 210/349-3273 - FAX: 210/349-4395

## TRANSMITTAL LETTER

COMPANY: Pape-Dawson Engineers

ATTN: Mr. Curtis Lee, P.E.

ADDRESS: 2000 NW Loop 410  
San Antonio, TX 78213

PHONE: 210-375-9000

FAX:

SENDER: Victor Talamantez

JOB NO.: 06015

Date: March 13, 2018

PROJECT: Brooks City-Base

RE: Research Plaza Extension Project

If enclosures are not as noted, please inform us immediately.

If checked below, please:

☒ Acknowledge receipt of enclosures.

FILE:

☐ Design

☐ Survey

☐ Return enclosures to us.

☐ Contract

☐ Plat

☐ Construction

☐ Other \_\_\_\_\_

We transmit: ☒ herewith ☐ under separate cover via \_\_\_\_\_ the following:

- ☐ Drawings
- ☐ Specifications
- ☐ Change Order

- ☐ Pay Estimate
- ☐ Shop Drawings
- ☐ Plat

- ☐ Field Notes
- ☐ Copy of Letter
- ☐ Other \_\_\_\_\_

COPIES	DATE	REV. NO.	DESCRIPTION
1	03/13/18		Metes & Bounds Description, Survey Plat, and Geometric Closure Report for a 6.606 Acre Tract

For your:

- ☐ Approval
- ☒ Use
- ☐ As requested
- ☐ Review and comment
- ☐ Bids due \_\_\_\_\_

- ☐ Approval as submitted
- ☐ Corrections
- ☐ Approval as noted

- ☐ Resubmit \_\_\_\_\_ copies for approval
- ☐ Submit \_\_\_\_\_ copies for distribution
- ☐ Return \_\_\_\_\_ corrected prints
- ☐ Other \_\_\_\_\_
- ☐ Prints returned after loan to us

Please note that the above described data submittal was done by e-mail message on Tuesday, March 13, 2018.

BY:

RECEIVED BY:

**Project Name: Brooks City-Base  
Research Plaza Extension**

Page 1 of 3

**Metes and Bounds Description  
for a  
6.606 Ac. Tract  
(287,788 sq. ft.)**

Being 6.606 acres of land (287,788 sq. ft.) out of a remaining portion of a 14.802 acre tract recorded in Volume 6183, Page 1299 of the Official Public Records of Real Property of Bexar County, Texas, out of the William Small Original Survey Number 26, Abstract 670, County Block 5158, and out of the James McKay Original Survey Number 48, Abstract 522, County Block 5158, San Antonio, Bexar County, Texas; said 6.606 acre tract (287,788 sq. ft.) being more particularly described as follows:

**Beginning** at a set iron pin located on the northeast right-of-way line of S. Presa St.; said iron pin being S 61°06'19" E, 355.38 feet along the said northeast right-of-way line from a found iron pin being the common south corner of the said 14.802 acre tract and of a 1.801 acre tract recorded in Volume 5289, Page 209 of the Deed Records of Bexar County, Texas;

1. Thence      The following calls crossing the said 14.802 acre tract:
2.              N 73°53'41" E, 52.97 feet departing the said northeast right-of-way line to an iron pin set for an angle point;
3.              N 29°00'46" E, 183.73 feet to an iron pin set at the beginning of a tangent curve to the left;
4.              229.55 feet along the said tangent curve to the left having a central angle of 21°03'09", a radius of 624.75 feet, and whose chord bearing and distance are N 18°29'12" E, 228.27 feet to an iron pin set for the end of this curve;
5.              N 07°57'38" E, 256.42 feet to an iron pin set at the beginning of a non-tangent curve to the right;
6.              83.57 feet along the said non-tangent curve to the right having a central angle of 06°10'34", a radius of 775.25 feet, and whose chord bearing and distance are N 11°27'26" E, 83.53 feet to an iron pin set on the south right-of-way line of Old Corpus Christi Rd.; said iron pin being the end of this curve and also being the northwest corner of the tract herein described;

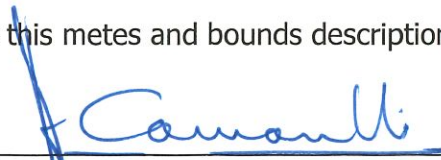
**Project Name: Brooks City-Base  
Research Plaza Extension**

Page 2 of 3

7. Thence N 89°46'32" E, 231.53 feet along the said south right-of-way line to a point unable to set at the south end of a right-of-way cut-back line; said iron pin being located on the common line between the said 14.802 acre tract and the Mission Creek Subdivision Phase-1 Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 9557, Page 84, Deed and Plat Records of Bexar County, Texas; said point also being the northeast corner of the said 14.802 acre tract and of the tract herein described;
8. Thence S 00°43'40" W, 995.43 feet along the said common line to a found iron pin located on the northeast right-of-way line of S. Presa St.; said iron pin being the common south corner of the said 14.802 acre tract and of the said Mission Creek Subdivision Phase-1 Subdivision; said iron pin also being the most southerly corner of the said 14.802 acre tract and of the tract herein described;
9. Thence N 61°06'19" W, 552.10 feet along the said northeast right-of-way line to the **Point of Beginning** and containing 6.606 acres of land (287,788 sq. ft.), more or less.

A plat of even date accompanies this metes and bounds description.

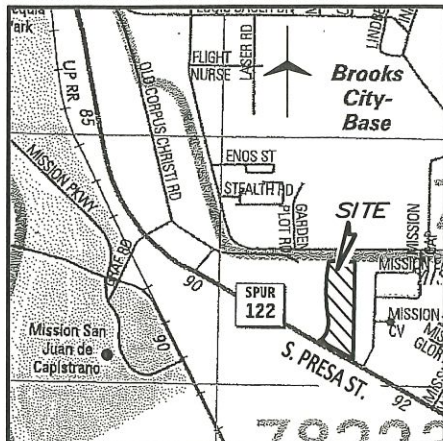


  
Adalberto Camarillo  
Registered Professional Land Surveyor  
No. 3929  
March 13, 2018



# POZNECKI ING AMARILLO

TBPLS FIRM REGISTRATION #100423-00  
5835 CALLAGHAN RD. / SUITE 200  
SAN ANTONIO, TEXAS 78228 210.349.3273



LOCATION MAP

NOT DRAWN TO SCALE

## LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N73°53'41"E	52.97'
L2	N29°00'46"E	183.73'
L3	N07°57'38"E	256.42'
L4	N89°46'32"E	231.53'
L5	S00°43'40"W	995.43'
L6	N61°06'19"W	552.10'
L7	S61°06'19"E	355.38'

## NOTES :

- "FIP" DENOTES A FOUND IRON PIN.
- "SIP" DENOTES A SET IRON PIN.
- "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.
- "// " DENOTES A WOOD FENCE.
- "UTS" DENOTES UNABLE TO SET.

## DIRECTIONAL CONTROL BASIS :

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

## PLAT SHOWING :

BEING 6.606 ACRES OF LAND (287,788 SQ. FT.) OUT OF A REMAINING PORTION OF A 14.802 ACRE TRACT RECORDED IN VOLUME 6183, PAGE 1299 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM SMALL ORIGINAL SURVEY NUMBER 26, ABSTRACT 670, COUNTY BLOCK 5158, AND OUT OF THE JAMES MCKAY ORIGINAL SURVEY NUMBER 48, ABSTRACT 522, COUNTY BLOCK 5159, SAN ANTONIO, BEXAR COUNTY, TEXAS.

## REFERENCES :

- VOL. 6183, PG. 1299 (O.P.R.R.P.B.C.TX.)  
VOL. 7000, PG. 109 (D.&P.R.B.C.TX.)  
VOL. 5289, PG. 209 (D.R.B.C.TX.)  
VOL. 9557, PG. 84 (D.&P.R.B.C.TX.)

JOB NO. : 06015



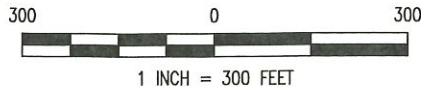
STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 13th DAY OF MARCH 2018, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929

SHEET 3 OF 3



PROJECT NAME: BROOKS CITY-BASE  
RESEARCH PLAZA EXTENSION

NORTH

BROOKS CITY-BASE

OLD CORPUS CHRISTI RD.

(R.O.W. VARIES)

LOT 1  
NEW CITY BLOCK 10920  
PYRAMID STONE SUBDIVISION  
VOL. 7000/PG. 109  
D.&P.R.B.C.TX.

1.801 AC. TRACT  
VOL. 5289/PG. 209  
D.R.B.C.TX.

A REMAINING PORTION  
OF A 14.802 AC. TRACT  
VOL. 6183/PG. 1299  
O.P.R.R.P.B.C.TX.

6.606 Ac.  
(287,788 Sq. Ft.)

POINT OF  
BEGINNING  
6.606 AC. TRACT

S. PRESA ST.

(120' R.O.W.)

30' UTIL. ESMT.  
VOL. 9557/PG. 84  
D.&P.R.B.C.TX.

15' SUBD. SIGN/  
MONUMENT ESMT.  
VOL. 9557/PG. 84  
D.&P.R.B.C.TX.

12' ELEC. TELE.  
GAS, & C&T V. ESMT.  
VOL. 9557/PG. 84  
D.&P.R.B.C.TX.

BLOCK 1 NEW CITY BLOCK 10920  
MISSION CREEK SUBDIVISION PHASE-1  
VOL. 9557 / PG. 84  
D.&P.R.B.C.TX.

MISSION PASS  
(R.O.W. VARIES)

## CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	21°03'09"	624.75'	229.55'	116.09'	N18°29'12"E 228.27'
C2	06°10'34"	775.25'	83.57'	41.82'	N11°27'26"E 83.53'

06015 Research Plaza Extension (Overall Acquisition Closure Report-03122018).txt  
North: 672062.6407 East: 144890.7084

Course: N89°46'32"E Length: 231.53'

North: 672063.5475 East: 145122.2411

Course: S0°43'40"W Length: 995.43'

North: 671068.1978 East: 145109.5966

Course: N61°06'19"W Length: 552.10'

North: 671334.9735 East: 144626.2279

Course: N73°53'41"E Length: 52.97'

North: 671349.6662 East: 144677.1144

Course: N29°00'46"E Length: 183.73'

North: 671510.3425 East: 144766.2260

Length: 229.55' Radius: 624.75'

Delta: 21°03'09" Tangent: 116.09'

Chord: 228.27' Course: N18°29'12"E

Course In: N60°59'14"W Course Out: S82°02'22"E

RP North: 671813.3503 East: 144219.8756

End North: 671726.8285 East: 144838.6053

Course: N7°57'38"E Length: 256.42'

North: 671980.7786 East: 144874.1172

Length: 83.57' Radius: 775.25'

Delta: 6°10'34" Tangent: 41.82'

Chord: 83.53' Course: N11°27'26"E

Course In: S81°37'51"E Course Out: N75°27'17"W

RP North: 671867.9423 East: 145641.1116

06015 Research Plaza Extension (Overall Acquisition Closure Report-03122018).txt  
End North: 672062.6407 East: 144890.7084

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Perimeter: 2585.30' Area: 287,788 Sq. Ft. 6.606 Ac.