



METES AND BOUNDS DESCRIPTION
FOR
A VARIABLE-WIDTH
RIGHT-OF-WAY DEDICATION

A 0.030 of an acre, or 1,304 square feet more or less, easement located on Lot 15, New City Block 12104 of the City of San Antonio, Bexar County, Texas, Oak Forrest Estates, Unit-4, recorded in Volume 5502, Page 45 of the Deed and Plat Records of Bexar County, Texas, described in deed to Meals on Wheels San Antonio in Document Number 20190053171 of the Official Public Records of Bexar County, Texas. Said 0.030 of an acre easement 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:

BEGINNING: At a found ½" iron rod with cap marked "5005", being on the southwest right-of-way line of Danbury Drive, a 60-foot public right-of-way recorded in Volume 4960, Page 231 of said Deed and Plat Records, the east corner of Lot 11, said New City Block 12104, recorded in Volume 5140, Page 161 of the Deed and Plat Records of Bexar County, Texas, the north corner of said Lot 15;

THENCE: Along said southwest right-of-way line of Danbury Drive, the northeast line of said Lot 15, the following bearings and distances:

Southeasterly, along a curve to the right, said curve having a radius of 359.00 feet, a central angle of 05°49'20", a chord bearing and distance of S 52°40'14" E, 36.47 feet, for an arc length of 36.48 feet to a found ½" iron rod with yellow cap marked "Pape-Dawson";

S 49°50'45" E, a distance of 20.00 feet to a found ½" iron rod;

Southeasterly, along a curve to the right, said curve having a radius of 370.00 feet, a central angle of 06°13'43", a chord bearing and distance of S 47°02'09" E, 40.20 feet, for an arc length of 40.22 feet to a point;

THENCE: Departing said southwest right-of-way line of Danbury Drive, over and across said Lot 15, the following bearings and distances:

S 46°04'43" W, a distance of 2.88 feet to a point;

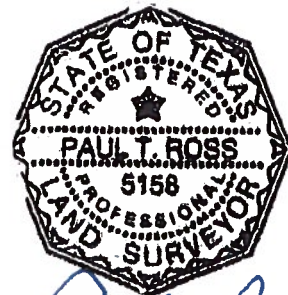
N 45°49'14" W, a distance of 24.47 feet to a point;

S 76°36'39" W, a distance of 21.96 feet to a point;

N 50°05'47" W, a distance of 45.00 feet to a point;

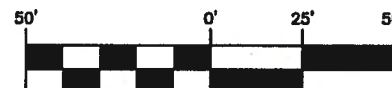
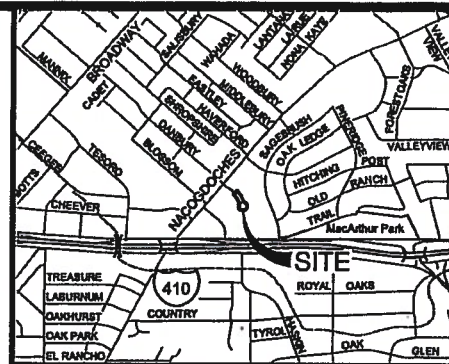
N 04°21'45" E, a distance of 23.64 feet to the POINT OF BEGINNING and containing 0.030 of an acre in the City of San Antonio, Bexar County, Texas. Said easement being described in conjunction with an exhibit prepared under job number 11924-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 8, 2019
JOB NO. 11924-00
DOC. ID. N:\CIVIL\11924-00\Word\11924-00_ES_DED_0.030-AC.docx



Paul T. Ross
08 AUG., 19

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	359.00'	5°49'20"	S52°40'14"E	36.47'	36.48'
C2	370.00'	6°13'43"	S47°02'09"E	40.20'	40.22'



SCALE: 1" = 50'

LOT 9
NCB 12104
OAK FORREST ESTATES, UNIT-4
VOLUME 4960, PAGE 231 DPR

LOT 10, NCB 12104
OAK FORREST ESTATES, UNIT-4
VOLUME 5140, PAGE 156 DPR

OWNER:
MEALS ON WHEELS SAN ANTONIO
DOC. No. 20190053171

A VARIABLE-WIDTH
RIGHT-OF-WAY DEDICATION
0.030 OF AN ACRE
(1,304 SQUARE FEET MORE OR LESS)

DANBURY DRIVE
(60' RIGHT-OF-WAY)
(VOL. 4960, PG. 231 DPR)

P.O.B.

N04°21'45"E 23.64'

LOT 11
NCB 12104
OAK FORREST ESTATES, UNIT-4
VOLUME 5140, PAGE 161 DPR

C1

S49°50'45"E 20.00'

(PD)

(5005)

N50°05'47"W 45.00'

C2

S76°36'39"W 21.96'

N45°49'14"W 24.47'

S46°04'43"W 2.88'

FD. I.R.(GD)

25' B.S.L.
VOL. 5140, PG. 156 DPR

SYMBOL LEGEND

FOUND 1/2" IRON ROD

DEED/PLAT REFERENCE

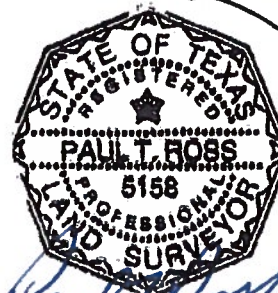
B.S.L. BUILDING SETBACK LINE
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
(GD) GONZALEZ DELAGARZA & ASSOCIATES CAP
(PD) PAPE-DAWSON ENGINEERS CAP

LOT 15, NCB 12104
OAK FORREST ESTATES, UNIT-4
VOLUME 5502, PAGE 45 DPR

OWNER:
MEALS ON WHEELS SAN ANTONIO
DOC. No. 20190053171

OWNER:
MEALS ON WHEELS SAN ANTONIO
DOC. No. 20190053171

LOT 12,
NCB 12104
VOL. 5300, PG. 60 DPR



(GD)

(GD)

EXHIBIT OF

A 0.030 OF AN ACRE, OR 1,304 SQUARE FEET MORE OR LESS, EASEMENT LOCATED ON LOT 15, NEW CITY BLOCK 12104 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OAK FORREST ESTATES, UNIT-4, RECORDED IN VOLUME 5502, PAGE 45 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED IN DEED TO MEALS ON WHEELS SAN ANTONIO IN DOCUMENT NUMBER 20190053171 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

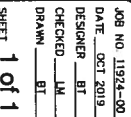
PAPE-DAWSON ENGINEERS

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

AUGUST 08, 2019

JOB No.:11833-00/11924-00

SHEET 1 OF 1



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2806 NW LOOP 416 | SAN ANTONIO, TX 78219 | 210.375.9090
TIME PAPER REGISTRATION 0-076 | TRIPLE PAPER REGISTRATION 0100000