



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 2.178 acre tract of land containing all of Lot 2, Fountain Park Subdivision Unit 3 recorded in Volume 5300, Page 264 and a portion of Lot 1, Mexican Baptist Bible Institute Subdivision recorded in Volume 4960, Page 32 both in the Deed and Plat Records of Bexar County, Texas and also being out of that 12.373 acre tract conveyed to Randolph-Brooks Federal Credit Union by deed recorded in Document No. 20190183286 of the Official Public Records of Bexar County, Texas, situated in New City Block 13659 of the City of San Antonio, Bexar County, Texas. Said 2.178 acre tract 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 found ½" iron rod with a yellow cap stamped "Pape-Dawson" on the west line of said Lot 2 and said 12.373 acre tract, at the north end of a curve at the intersection of the northwest right-of-way line of U.S. Highway 81 (Interstate Highway 35), a variable width public right-of-way, and the east right-of-way line of Barlight Boulevard, a 50-foot public right-of-way dedicated in Volume 5300, Page 264 of the Deed and Plat Records of Bexar County, Texas;

THENCE: With the east right-of-way line of said Barlight Boulevard, the west line of said Lot 2, Lot 1 and said 12.373 acre tract, the following bearings and distances:

N 15°19'21" W, a distance of 12.77 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 380.00 feet, a central angle of 15°00'00", a chord bearing and distance of N 07°49'21" W, 99.20 feet, for an arc length of 99.48 feet to a found concrete nail set in brick column;

N 00°19'21" W, a distance of 245.23 feet to a point, from which a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at a northwest corner of said 12.373 acre tract bears N 00°19'21" W, a distance of 536.21 feet;

THENCE: Departing the west line of said 12.373 acre tract, the east right-of-way line of said Barlight Boulevard, over and across said Lot 1 and Said 12.373 acre tract, the following bearings and distances:

N 89°43'24" E, a distance of 44.38 feet to a point;

N 64°40'39" E, a distance of 159.51 feet to a point;

S 25°19'21" E, a distance of 334.12 feet to a point on the northwest right-of-way line of said U.S. Highway 81 (Interstate Highway 35), from which a found mag nail with washer stamped "Pape-Dawson" at a southeast corner of said 12.373 acre tract bears N 64°40'39" E, a distance of 329.97 feet;

THENCE: S 64°40'39" W, with the northwest right-of-way line of said U.S. Highway 81 (Interstate Highway 35), the southeast line of said Lot 1 and said 12.373 acre tract, a distance of 315.71 feet to a found TxDOT Right-of-Way Monument (Type II);

THENCE: Northwesterly, along a tangent curve to the right, said curve having a radius of 20.00 feet, a central angle of 100°00'00", a chord bearing and distance of N 65°19'21" W, 30.64 feet, for an arc length of 34.91 feet to the POINT OF BEGINNING and containing 2.178 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11969-01 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 19, 2020
JOB NO. 11969-01
DOC. ID. N:\CIVIL\11969-01\Word\11969-01 FN 2.178 AC.docx

"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."

