



METES AND BOUNDS DESCRIPTION  
FOR

A 1.523 acre, or 66,359 square feet more or less, tract of land being a portion of a 56-foot drainage right-of-way dedicated in Pinson Subdivision recorded in Volume 6600, Pages 232-236 of the Deed and Plat Records of Bexar County, Texas, in New City Block 14527 of the City of San Antonio, Bexar County, Texas. Said 1.523 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 a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southwest corner of said 56-foot drainage right-of-way and the southeast corner of Lot 3 of said Pinson Subdivision, and on the north line of Lot 5, Block 2 of the H.E.B. Distribution Center Subdivision recorded in Volume 9508, Page 71 of the Deed and Plat Records of Bexar County, Texas, from which a found ½" iron rod at the southwest corner of Lot 3 of said Pinson Subdivision bears S 89°42'36" W, a distance of 723.61 feet;

**THENCE:** N 00°25'55" W, departing the north line of said Lot 5, with the west line of said 56-foot drainage right-of-way and the east line of said Lot 3, a distance of 56.00 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" at the northwest corner of said 56-foot drainage right-of-way and the southwest corner of Lot 4 of Goldfield-2017-A Subdivision recorded in Volume 9728, Page 39 of the Deed and Plat Records of Bexar County, Texas, from which a found ½" iron rod at the northwest corner of said Lot 4 bears N 00°25'55" W, a distance of 1351.76 feet;

**THENCE:** N 89°42'36" E, departing the east line of said Lot 3, with the north line of said 56-foot drainage right-of-way and the south lines of said Lot 4 and Lot 1 of said Pinson Subdivision, a distance of 1087.68 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

**THENCE:** Northeasterly, with the north line of said 56-foot drainage right-of-way and the south line of said Lot 1, along a tangent curve to the left, said curve having a radius of 129.50 feet, a central angle of 39°53'50", a chord bearing and distance of N 69°45'41" E, 88.37 feet, for an arc length of 90.18 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

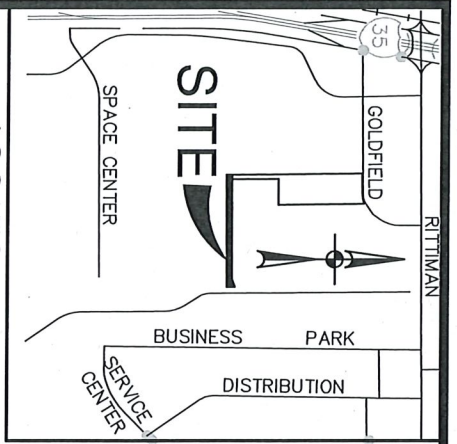
THENCE: S 00°25'55" E, departing the south line of said Lot 1, over and across said 56-foot drainage right-of-way, a distance of 86.15 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" on the south line of said 56-foot drainage right-of-way and the north line of said Lot 5, from which a found ½" iron rod at the southeast corner of said Pinson Subdivision bears N 89°42'36" E, a distance of 153.29 feet;

THENCE: S 89°42'36" W, with the north line of said Lot 5 and the south line of said 56-foot drainage right-of-way, a distance of 1170.82 feet to the POINT OF BEGINNING and containing 1.523 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 5433-60 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 2019; Revised July 16, 2019  
JOB NO. 5433-60  
DOC. ID. N:\CIVIL\5433-60\Word\5433-60 BS\_1.523 AC.docx







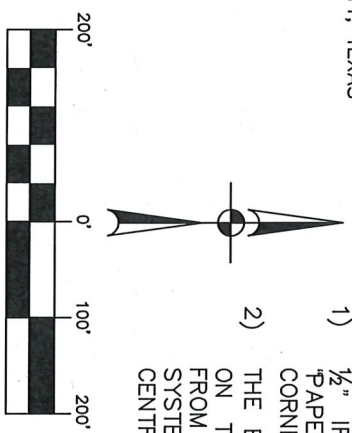
# LOCATION MAP

NOT-TO-SCALE

- LEGEND:**
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - SET 1/2" I.R.(PD)
  - FOUND 1/2" I.R.(PD)

## NOTES:

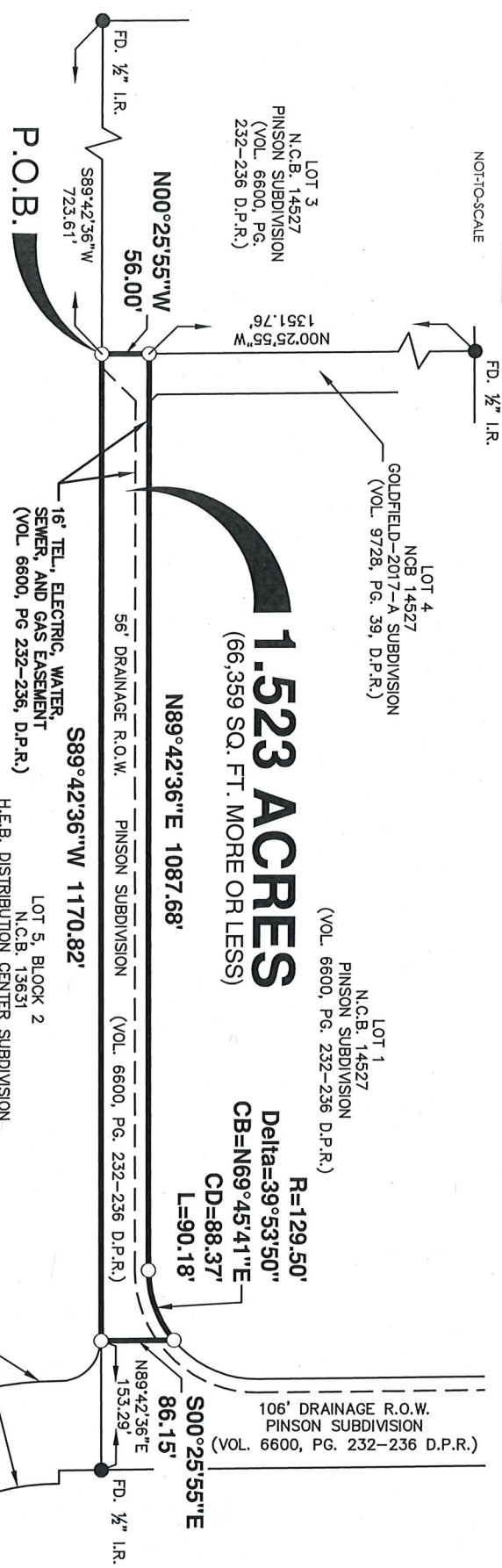
- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 5433-60 BY PAPE-DAWSON ENGINEERS, INC.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 200'

## NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.



# PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
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TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028800

**SURVEY OF**  
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REVISED JULY 16, 2019  
JUNE 2019



SHEET 1 OF 1  
JOB No.: 5433-60