

METES AND BOUNDS DESCRIPTION  
FOR ZONING

A 66.436 acre, or 2,893,964 square feet more or less, tract of land out of the remaining portion of a 1308.68 acre tract conveyed to Brooks Development Authority by deed recorded in Volume 9481, Pages 934-972 of the Official Public Records of Bexar County, Texas, situated in the W. Small Survey No. 26, Abstract 670 in New City Block 10879 of the City of San Antonio, Bexar County, Texas. Said 66.436 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 the northwest corner of Lot 1, Block 2, Cynthia Center Subdivision recorded in Volume 9563, Page 119 of the Deed and Plat Records of Bexar County, Texas, on the south right-of-way line of Southeast Military Drive, a variable width public right-of-way;
- THENCE:** Departing the south right-of-way line of said Southeast Military Drive, with the west lines of said Cynthia Center Subdivision, the following bearings and distances:
- S 00°43'38" E, a distance of 173.14 feet to a point;
- S 24°32'00" E, a distance of 94.48 feet to a point;
- N 89°54'53" E, a distance of 271.88 feet to a point;
- S 00°43'41" E, at a distance of 603.13 feet passing the southwest corner of said Cynthia Center Subdivision, the north right-of-way line of Sidney Brooks, a variable width public right-of-way recorded in Volume 9568, Pages 12-13 of the Deed and Plat Records of Bexar County, Texas and continuing over and across said Sidney Brooks for a total distance of 606.13 feet to a point;
- THENCE:** S 89°16'00" W, continuing over and across said Sidney Brooks, a distance of 290.18 feet to a point;
- THENCE:** Southwesterly, continuing over and across said Sidney Brooks, , along a tangent curve to the left, said curve having a radius of 743.00 feet, a central angle of 26°31'54", a chord bearing and distance of S 76°00'03" W, 340.99 feet, at an arc length of xx.xx feet passing the west right-of-way line of said Sidney Brooks, recorded in Volume 9568, Pages 12-13 of the Deed and Plat Records of Bexar County, Texas, an easterly line of a Variable Width Right-of-Way dedicated to the City of San Antonio, Texas recorded in Volume 20001, Pages 2567-2566 of the Plat Records of Bexar County, Texas, at an arc

length of 111.57 feet passing the west line of said dedication, the north line of Sidney Brooks, a private street, 86-foot Right-of-Way, in accordance with Ordinance Number 99029 of the City of San Antonio, Bexar County, Texas, continuing over and across said 1308.68 acre Brooks Development Authority tract, with said curve to the left for a total arc length of 344.06 feet to a point;

THENCE: S 62°44'05" W, continuing with the north right-of-way line of said Sidney Brooks, a private street, a distance of 769.91 feet to a point at the southeast corner of the BCB Chapel subdivision plat, currently on active hold status, Plat No. Land-Plat-18-900028;

THENCE: Departing the north right-of-way line of said Sidney Brooks, a private street, over and across the remaining portion of said 1308.68 acre tract and said BCB Chapel plat, the following bearings and distances:

N 27°15'55" W, a distance of 270.01 feet to a point;

N 84°46'41" W, a distance of 55.85 feet to a point;

S 62°44'05" W, a distance of 417.03 feet to a point on the east line of Josue Sanchez, a 70-foot private street in accordance with Ordinance Number 99029 of the City of San Antonio, Bexar County, Texas;

THENCE: With the east line of said Josue Sanchez, the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 465.00 feet, a central angle of 22°49'49", a chord bearing and distance of S 18°51'00" E, 184.06 feet, for an arc length of 185.28 feet to a point;

S 30°15'55" E, a distance of 103.86 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 87°00'00", a chord bearing and distance of S 73°45'55" E, 20.65 feet, for an arc length of 22.78 feet to the southeast terminus of said Josue Sanchez, on the northwest right-of-way line of said Sidney Brooks, a private street;

THENCE: S 62°44'05" W, with the northwest right-of-way line of said Sidney Brooks, a private street, the south terminus of said Josue Sanchez, a distance of 105.41 feet to a point;

THENCE: Departing the northwest right-of-way line of said Sidney Brooks, a private street, over and across said Brooks Development Authority tract, the following bearings and distances:

Northeasterly, along a tangent curve to the left, said curve having a radius of 20.00 feet, a central angle of  $93^{\circ}00'00''$ , a chord bearing and distance of  $N 16^{\circ}14'05'' E$ , 29.01 feet, for an arc length of 32.46 feet to a point;

$N 30^{\circ}15'55'' W$ , a distance of 93.35 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 535.00 feet, a central angle of  $14^{\circ}37'07''$ , a chord bearing and distance of  $N 22^{\circ}57'21'' W$ , 136.13 feet, for an arc length of 136.50 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 376.03 feet, a central angle of  $34^{\circ}36'29''$ , a chord bearing and distance of  $N 65^{\circ}18'26'' W$ , 223.69 feet, for an arc length of 227.13 feet to a point;

$N 80^{\circ}34'59'' W$ , a distance of 465.31 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 396.33 feet, a central angle of  $25^{\circ}38'22''$ , a chord bearing and distance of  $N 66^{\circ}24'48'' W$ , 175.88 feet, for an arc length of 177.35 feet to a point;

THENCE:  $N 38^{\circ}56'37'' E$ , over and across said Josue Sanchez, at a distance of 50.06 feet passing the south corner of Lot 1, Block 53, BCB Unit 16 Hotel Subdivision recorded in Volume 9707, Page 90 of the Deed and Plat Records of Bexar County, Texas, and continuing with the east line of said BCB Unit 16 Hotel Subdivision, a total distance of 162.26 feet to a point;

THENCE: Continuing with the east line of said BCB Unit 16 Hotel Subdivision, the following bearings and distances:

$N 06^{\circ}03'23'' W$ , a distance of 255.64 feet to a point;

$N 35^{\circ}59'36'' W$ , a distance of 79.83 feet to a point;

$N 06^{\circ}03'23'' W$ , a distance of 134.15 feet to a point;

$N 51^{\circ}50'16'' E$ , a distance of 49.09 feet to a point;

$N 06^{\circ}03'23'' W$ , a distance of 122.84 feet to the northeast corner of said BCB Unit 16 Subdivision;

THENCE: Over and across the remaining portion of said 1308.68 acre tract, the following bearings and distances:

66.436 Ac.  
Job No.: 12280-00  
Page 4 of 4

N 83°56'37" E, a distance of 59.65 feet to a point;

N 03°13'32" W, a distance of 42.84 feet to a point;

N 06°12'31" E, a distance of 65.91 feet to a point;

N 10°57'22" E, a distance of 285.61 feet to a point on the south right-of-way line of said Southeast Military Drive;

THENCE: With the south right-of-way line of said Southeast Military Drive, the following bearings and distances:

N 89°47'59" E, a distance of 617.41 feet to a point;

S 85°37'35" E, a distance of 501.38 feet to a point;

THENCE: N 89°47'59" E, a distance of 1136.70 feet to the POINT OF BEGINNING and containing 66.436 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12280-00 by Pape-Dawson Engineers, Inc.

"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: November 4, 2020  
JOB NO. 12280-00  
DOC. ID. N:\CIVIL\12280-00\Word\12280-00 FN\_ZN 66.436 AC.docx



*G.E. Buchanan*  
11/05/2020