

METES AND BOUNDS DESCRIPTION
FOR
ZONING CHANGE

A 19.048 acre, or 829,748 square feet more or less, tract of land out of the remaining portion of that 304.560 acre tract conveyed to Galleria Ventures Limited by deed recorded in Volume 8775, Page 605 of the Official Public Records of Bexar County, Texas, out of the Anselmo Pru Survey No 20, Abstract 574, and the GFA Wrede Survey No. 292, Abstract 809, in New City Block 15825 of the City of San Antonio, Bexar County, Texas. Said 19.048 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 northeast corner of Lot 1, Block 14, CST #1840 Subdivision recorded in Volume 9709, Page 177 of the Deed and Plat Records of Bexar County, Texas, on the west right-of-way line of Vance Jackson Road, an 86-foot public right-of-way dedicated in Volume 9589, Page 159 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 64°48'03" W, departing the west right-of-way line of said Vance Jackson Road, with the north line of said Lot 1, Block 14, a distance of 227.00 feet to a point;
- THENCE: S 24°34'20" W, continuing with the north line of said Lot 1, Block 14, a distance of 47.86 feet to the northeast corner of said Lot 1, Block 14;
- THENCE: Over and across said 304.560 acre tract, the following bearings and distances:
- N 25°11'57" W, a distance of 45.56 feet to a point;
- S 64°48'03" W, a distance of 58.50 feet to a point;
- S 68°13'02" W, a distance of 832.32 feet to a point on the east line of Lot 1, Block 1, I.H. 10 Apartments Subdivision recorded in Volume 9641, Page 128 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: With the east and north lines of said Lot 1, Block 1, the following bearings and distances:
- N 00°59'14" W, a distance of 270.17 feet to a point;
- S 87°59'18" W, a distance of 287.02 feet to a point;

N 04°29'54" E, a distance of 562.66 feet to a point;
S 87°59'18" W, a distance of 98.57 feet to the southeast corner of Lot 25, Block 1, NCB 14858, Presidio Commercial Subdivision recorded in Volume 20001, Pages 1004-1006 of the Plat Records of Bexar County, Texas;

THENCE: N 12°31'28" W, departing the north line of said Lot 1, Block 1, with the east line of said Lot 25, a distance of 89.29 feet to the southwest corner of Lot 19, Block 1, CT Presidio Subdivision Phase II recorded in Volume 9681, Page 21 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 88°36'52" E, departing the east line of said Lot 25, with the south line of said Lot 19, a distance of 503.15 feet to a point;

THENCE: N 21°52'55" E, continuing with the south line of said Lot 19, a distance of 42.21 feet to the southeast corner of said Lot 19;

THENCE: Over and across said 304.560 acre tract, the following courses:

S 51°39'45" E, a distance of 70.00 feet to a point;

S 71°06'39" E, a distance of 270.21 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 652.50 feet, a central angle of 26°39'41", a chord bearing and distance of S 84°26'29" E, 300.90 feet, for an arc length of 303.63 feet to a point;

N 82°13'40" E, a distance of 192.78 feet to a point on the west right-of-way line of said Vance Jackson Road;

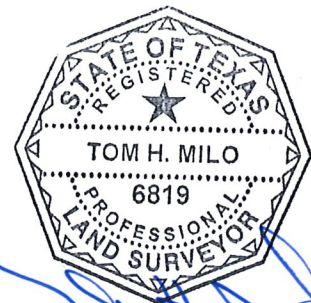
THENCE: Southeasterly, with the west right-of-way line of said Vance Jackson Road, along a non-tangent curve to the left, said curve having a radius of 1043.00 feet, a central angle of 19°39'54", a chord bearing and distance of S 15°22'00" E, 356.22 feet, for an arc length of 357.98 feet to a point;

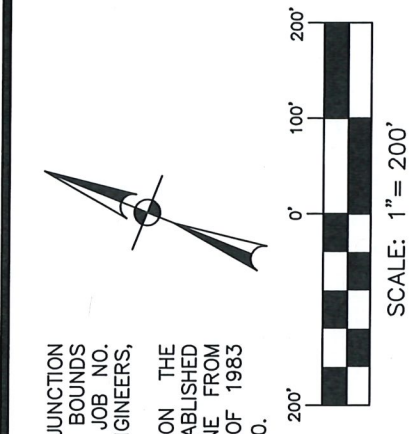
19.048 Ac.
Job No.: 7976-00
Page 3 of 3

THENCE: S 25°11'57" E, continuing with the west right-of-way line of said Vance Jackson Road, a distance of 50.66 feet to the POINT OF BEGINNING and containing 19.048 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 7976-00 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: January 25, 2021
JOB NO. 7976-00
DOC. ID. N:\CIVIL\7976-00\Word\7976-00 FN_ZN 19.048 AC.docx





NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 7976-00 BY PAPE-DAWSON ENGINEERS, INC.

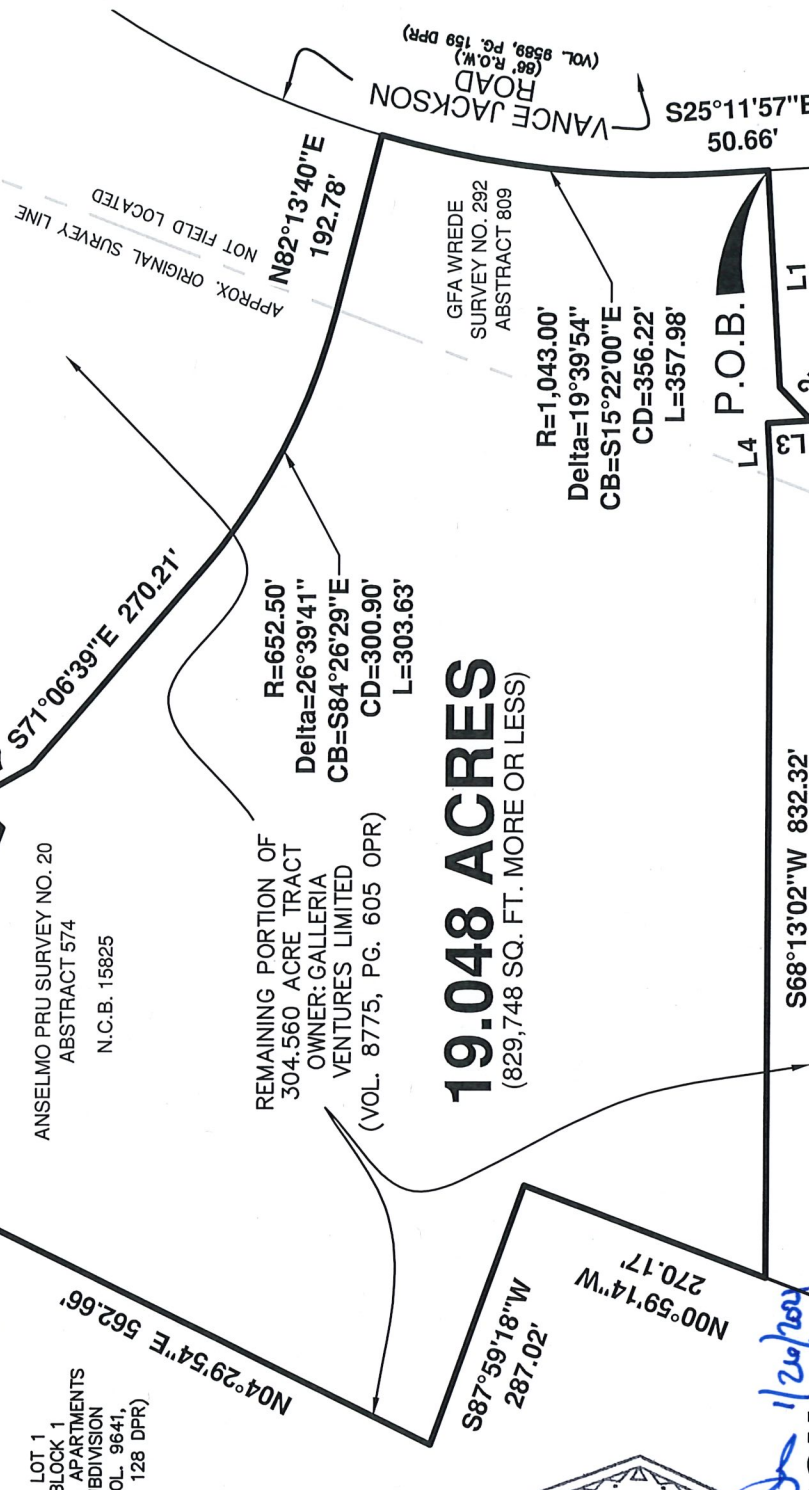
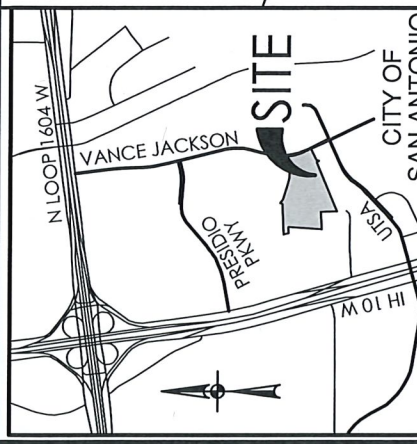
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

LEGEND:

OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS

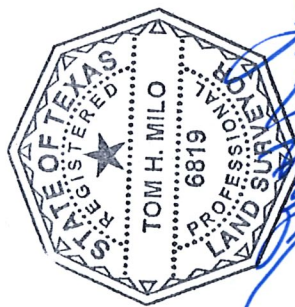
LOT 25
BLOCK 1
NCB 14858
PRESIDIO COMMERCIAL
SUBDIVISION
(VOL. 20001, PGS. 1004-1006, PR)

LOT 19
BLOCK 1
CT PRESIDIO SUBDIVISION
PHASE II
(VOL. 9681, PG. 21, DPR)



NOT-TO-SCALE

LINE	BEARING	LENGTH
L1	S64°48'03"W	227.00'
L2	S24°34'20"W	47.86'
L3	N25°11'57"W	45.56'
L4	S64°48'03"W	58.50'
L5	N12°31'28"W	89.29'
L6	N21°52'55"E	42.21'
L7	S51°39'45"E	70.00'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028800

EXHIBIT OF
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