



METES AND BOUNDS DESCRIPTION
FOR A
ZONING EXHIBIT

A 1.914 acre tract of land out of Lot 2, New City Block 18207 of Alamo Cement Subdivision Unit 1F, as recorded in Volume 9526, Page 20 of the Deed and Plat Records of Bexar County, Texas, said lot being conveyed in Special Warranty Deed to Alamo Heights United Methodist Church as recorded in Volume 5188, Page 1917 of said Deed and Plat Records, in the City of San Antonio, Bexar County, Texas. Aforementioned tract being more particularly described below. Bearings reported herein 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; distances reported herein are surface US Survey Feet (Surface Adjustment Factor of 1.00017).

BEGINNING: At a ½" Iron Rod, on the West Right-Of-Way Line of Peter Baque Road, a 60 foot Public Right-Of-Way line as dedicated in Volume 9517, Page 209 of said Deed and Plat Records, for the East corner of Lot 1, Block 7, New City Block 18207, as recorded in Volume 9522, Page 177 of said Deed and Plat Records, a Northeast corner of said Lot 2, the Southeast corner of this herein described tract;

THENCE: N 71°25'30" W, along and with the common boundary line of said Lot 1 North line of said Lot 1, 364.86 feet a point for the Southwest corner of this herein described tract;

THENCE: N 10°45'38" E, over and across said Lot 2, 210.00 feet to a point on the South Right-Of-Way line of West Nottingham Road, a 86 foot Public Right-Of-Way as dedicated in Volume 9518, Page 216 of said Deed and Plat Records and for a Northwestern point of curvature of this herein described tract;

THENCE: Southeasterly along and with the common line of West Nottingham Road Right-Of-Way and said Lot 2, along a non-tangent curve to the left, said curve having a radius of 1589.80 feet, a central angle of 10°58'22", a chord bearing and distance of S 84°18'46" E, 304.00 feet, for an arc length of 304.47 feet to a ½" Iron Rod found at the Northwest end of a Southeast cutback of West Nottingham Road and Peter Baque Road and for Northeastern point of curvature of this herein described tract;

Southeasterly along and with said Right-Of-Way cutback, along a reverse curve to the right, said curve having a radius of 15.00 feet, a central angle of $90^{\circ}53'37''$, a chord bearing and distance of $S 44^{\circ}21'09'' E$, 21.38 feet, for an arc length of 23.80 feet, to a $\frac{1}{2}''$ Iron Rod found at the Southeast end of said Southeast cutback of West Nottingham Road and Peter Baque Road and for a point of tangency of this herein described tract;

THENCE: Along and with the common line of said Lot 2 and Peter Baque Road Right-Of-Way the following Two (2) courses:

1. $S 01^{\circ}05'39'' W$ — 130.02 feet to a point of curvature of this herein described tract;
2. Southwesterly, along a tangent curve to the right, said curve having a radius of 1969.44 feet, a central angle of $04^{\circ}17'17''$, a chord bearing and distance of $S 03^{\circ}14'18'' W$, 147.36 feet, for an arc length of 147.39 feet to the POINT OF BEGINNING and containing 1.914 acres, (83,357 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 9145-24 by Pape-Dawson Engineers.

"This document was prepared under 22TAC138.95, 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
Texas Registered Survey Firm # 10028800
DATE: January 06, 2025
JOB NO. 9145-24
DOC. ID. N:\Survey24\24-9100\9145-24\Word\9145-24 FNZN 1.914 AC.docx