

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 6.083 acre tract of land, being a portion of a called 9.974 acre tract of land, described as Tract I in deed recorded in Volume 18157, Page 523 of Official Public Records of Bexar County, Texas, out of J. W. McCamley Survey Number 70, Abstract 470, County Block 4329, New City Block 15329 of the City of San Antonio, Bexar County, Texas. Said 6.083 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 said called 9.974 acre tract, the southwest corner of Lot 6, Block 1 of the Northwest Crossroads Unit 5, recorded in Volume 9534, Page 131 of the Deed and Plat Records of Bexar County, Texas and on the east right-of-way line of Northwest Crossroads, a 60-foot public right-of-way, recorded in Volume 9100, Page 233 of the said Deed and Plat Records;

THENCE: S 85°47'46" E, departing the east right-of-way line of said Northwest Crossroads, along and with the north line of said called 9.974 acre tract and the south line of said Lot 6 and the south line of Lot 5, Block 1 of said Northwest Crossroads Unit 5, a distance of 210.17 feet to a point;

THENCE: N 82°52'27" E, continuing along and with the north line of said called 9.974 acre tract, and the said south line of said Lot 5, a distance of 359.57 feet to a point at a north corner of Lot 2, Block 1 of the Woodspring Suites Crossroads, recorded in Volume 9720, Page 113 of the said Deed and Plat Records;

THENCE: Departing the south line of said Lot 5, along and with the northwest lines of said Lot 2, the following bearings and distances:

S 35°15'48" W, a distance of 258.18 feet to a point;

S 01°50'41" W, a distance of 180.00 feet to a point;

N 88°09'19" W, a distance of 45.00 feet to a point;

S 35°55'10" W, a distance of 380.64 feet to a point;

S 47°04'05" W, a distance of 30.23 feet to a point at a northeast corner of a 0.106 acre tract described in Volume 18675, Page 962 of the said Official Public Records;

THENCE: Departing the northwest line of said Lot 2, along and with the north lines of said 0.106 acre tract, the following bearings and distances:

N 89°47'18" W, a distance of 51.30 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 88.25 feet, a central angle of 29°57'08", a chord bearing and distance of S 75°18'05" W, 45.61 feet, for an arc length of 46.13 feet to a point;

S 60°19'31" W, a distance of 27.73 feet to a point on the east right-of-way line of said Northwest Crossroads and on the west line of said called 9.974 acre tract;

THENCE: Along and with the common line of said east right-of-way line of said Northwest Crossroads and the west line of said called 9.974 acre tract, the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 370.00 feet, a central angle of 15°19'22", a chord bearing and distance of N 19°40'36" W, 98.65 feet, for an arc length of 98.95 feet to a point;

Northwesterly, along a compound curve to the right, said curve having a radius of 795.00 feet, a central angle of 18°51'55", a chord bearing and distance of N 02°34'58" W, 260.58 feet, for an arc length of 261.76 feet to a point;

N 06°51'00" E, a distance of 363.41 feet to the POINT OF BEGINNING and containing 6.083 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13716-00 by Pape-Dawson Engineers, Inc.

"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
DATE: February 27, 2025
JOB NO. 13716-00
DOC. ID. N:\CIVIL\13716-00\Word\13716-00 FNZN 6.083 AC.docx



Brian D Lorentson