

METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 25.378 acre, more or less, tract of land being all of that called 25.388 acre tract described in Volume 8911, Page 868 of the Official Public Records of Bexar County, Texas, out of the F. G. Keller Survey No. 198, Abstract 394 and the Pedro Sanchez Survey No. 411, Abstract 677, in New City Block 16584 of the City of San Antonio, Bexar County, Texas. Said 25.378 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 found ½" iron rod with a cap marked "KFW" at the southwest corner of said called 25.388 acre tract, same being the southeast corner of Lot 13, Block 1, 38-Acre Rolling Oaks Commercial Tract recorded in Volume 9633, Pages 81-82 of the Deed and Plat Records of Bexar County, Texas, said Lot 13 being in the name of Nacogdoches 38, Ltd. as conveyed by deed recorded in Volume 12411, Page 162 of the Official Public Records of Bexar County, Texas, on the northwest right-of-way line of Nacogdoches Road, a variable width public right-of-way;

THENCE: Departing the northwest right-of-way line of said Nacogdoches Road, along and with the southwest line of said called 25.388 acre tract, the northeast line of said Lot 13, the following bearings and distances:

N 30°15'11" W, a distance of 1205.90 feet to a found ½" iron rod ;

N 30°28'59" W, a distance of 856.73 feet to a found ½" iron rod;

N 30°42'47" W, a distance of 1273.82 feet to a found ½" iron rod with an unknown cap at the northwest corner of said called 25.388 acre tract, the northeast corner of said Lot 13, on the south line of a 100-foot railroad right-of-way;

THENCE: N 75°59'29" E, along and with the north line of said called 25.388 acre tract, same being the south line of said 100-foot railroad right-of-way, a distance of 357.84 feet to a found ½" iron rod at the northeast corner of said called 25.388 acre tract, the northwest corner of a called 25.423 acre tract conveyed to R&R Loop 1604, LLC by deed recorded in Volume 13013, Page 611 of the Official Public Records of Bexar County, Texas;

THENCE: S 30°22'43" E, departing the south line of said 100-foot railroad right-of-way, along and with the northeast line of said called 25.388 acre tract, the southwest line of said called 25.423 acre tract, a distance of 3223.17 feet to a found ½" iron rod at the southeast corner of said called 25.388 acre tract, the southwest corner of said called 25.423 are tract, on the northwest right-of-way line of said Nacogdoches Road;

THENCE: S 56°23'18" W, along and with the southeast line of said called 25.388 acre tract, the northwest right-of-way line of said Nacogdoches Road, a distance of 20.14 feet to a found TxDOT Right-of-Way Monument (Type I);

THENCE: Southwesterly, continuing along and with the southeast line of said called 25.388 acre tract, the northwest right-of-way line of said Nacogdoches Road, along a tangent curve to the right, said curve having a radius of 7589.49 feet, a central angle of 02°23'38", a chord bearing and distance of S 57°35'07" W, 317.06 feet, for an arc length of 317.09 feet to the POINT OF BEGINNING and containing 25.378 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13401-00 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: April 4, 2024
JOB NO. 13401-00
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