

Z-2023-10700183



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TBPE FIRM #9513 / TBPLS FIRM #101223-00

**ZONING DESCRIPTION FOR  
A 10.77 ACRE TRACT**

A **10.77 Acre** tract of land situated in the HE & WT RR CO, granted unto C. A. Bihl, Survey No. 2, Abstract No. 1259, County Block 4549, Bexar County, Texas, and being out of a called 117.908 acre tract of land, Tract 1, conveyed unto McAlister Opportunity Fund 2012, L.P., recorded in Volume 16747, Page 949, Official Public Records of Bexar County, Texas (O.P.R.), being more particularly described by metes and bounds as follows:

**BEGINNING** at a found iron rod for the northwestern corner of said 117.908 acre tract and this tract described herein, the southwestern corner of a called 136.77 acre tract conveyed to the City of San Antonio, recorded in Volume 4000, Page 1837, O.P.R., on the eastern right-of-way (ROW) of Kyle Seale Parkway, an 86-foot ROW recorded in Volume 9520, Page 2-8, Deed and Plat Records of Bexar County, Texas (D.P.R.);

**THENCE**, along and with the northern line of said 117.908 acre tract and the tract described herein, the southern boundary of said 136.77 acre tract, the following four (4) courses and distances:

1. **N 86° 49' 26" E**, a distance of **139.85 Feet** to a found ½" iron rod for a northern corner of this tract;
2. **S 78° 14' 49" E**, a distance of **125.02 Feet** to a found ½" iron rod for a northern corner of this tract;
3. **N 69° 07' 35" E**, a distance of **305.02 Feet** to a found ½" iron rod for a northern corner of this tract;
4. **N 79° 00' 01" E**, a distance of **74.09 Feet** to a calculated point for the northeastern corner of this tract;

**THENCE**, over and across said 117.908 acre tract, with the easterly and southerly lines of the tract described herein, the following six (6) courses and distances;

1. **S 36° 32' 50" E**, a distance of **415.53 Feet** to a calculated point for the eastern corner of this tract;
2. **S 53° 27' 10" W**, a distance of **624.00 Feet** to a calculated point for a southern corner of this tract at a point of curvature;
3. Along a non-tangent curve to the left, concave to the south, having an arc length of **56.89 Feet**, a radius of **130.00 Feet**, a central angle of **25° 04' 26"**, and a chord bearing and distance of **N 85° 07' 31" W**, for **56.44 Feet** to a calculated point for a southern corner of this tract;
4. **S 82° 20' 16" W**, a distance of **279.83 Feet** to a calculated point for a southern corner of this tract at a point of curvature;

- 5. Along a non-tangent curve to the right, concave to the north, having an arc length of **61.49 Feet**, a radius of **270.00 Feet**, a central angle of **13° 02' 56"**, and a chord bearing and distance of **S 88° 51' 44" W**, for **61.36 Feet** to a calculated point for a southern corner of this tract;
- 6. **N 84° 36' 48" W**, a distance of **124.46 Feet** to a found 1/2" iron rod on the eastern ROW of Kyle Seale Parkway, the western line of said 117.908 acre tract, for a southern corner of this tract at a point of curvature;

**THENCE**, along the western line of this tract and said 117.908 acre tract, the eastern ROW of Kyle Seale Parkway, the following three (3) courses and distances:

- 1. Along a non-tangent curve to the right, concave to the east, having an arc length of **62.72 Feet**, a radius of **30.00 Feet**, a central angle of **119° 47' 10"**, and a chord bearing and distance of **N 24° 47' 14" W**, for **51.91 Feet** to a found 1/2" iron rod;
- 2. **N 35° 26' 12" E**, along a line non-tangent to the last described curve, a distance of **73.13 Feet** to a set KFW at a point of curvature;
- 3. Along a non-tangent curve to the left, concave to the west, having an arc length of **544.45 Feet**, a radius of **743.00 Feet**, a central angle of **41° 59' 05"**, and a chord bearing and distance of **N 14° 23' 18" E**, for **532.35 Feet** to the **POINT OF BEGINNING** and **CONTAINING: 10.77 acres** in Bexar County, Texas, and being described in accordance with a survey and exhibit prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

"This document was prepared under 22 TAC §663.21, 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."



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 Prepared by: KFW Surveying  
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