

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 6.827 acre, or 297,380 square feet more or less, tract of land, being out of a remaining portion of a called 1308.68-acre tract described in deed to Brooks Development Authority recorded in Volume 9481, Pages 934-972 of the Official Public Records of Bexar County, Texas, out of the William Small Survey No. 26, Abstract 670, County Block 5158, in the City of San Antonio, Bexar County, Texas. Said 6.827-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 yellow cap marked "Pape Dawson", at the west end of the curve return for the northwest right-of-way line of the proposed Research Plaza, a variable width public right-of-way, 90.5-foot minimum, to be dedicated in the proposed BCB-Research Plaza Unit 3 Subdivision, Plat No. 180025 and the northeast right-of-way line of Challenger Dr., a 70-foot public right-of-way, dedicated in the BCB – Inner Circle Dr., Unit 3 recorded in Volume 9642, Pages 184-185 of the Deed and Plat Records of Bexar County, Texas, a south corner of said remaining portion of a called 1308.68-acre tract;

THENCE: With the northeast right-of-way line of said Challenger Dr., same being a southwest line of said remaining portion of a called 1308.68-acre tract, the following bearings and distances:

N 43°16'19" W, a distance of 143.67 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of curvature;

Northwesterly, with a tangent curve to the right, having a radius of 365.00 feet, a central angle of 27°00'46", a chord bearing and distance of N 29°45'56" W, 170.49 feet, for an arc length of 172.08 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of tangency;

N 16°15'34" W, a distance of 184.35 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of curvature, and;

Northwesterly, with a tangent curve to the left, having a radius of 435.00 feet, a central angle of 26°52'42", a chord bearing and distance of N 29°41'55" W, 202.20 feet, for an arc length of 204.07 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the south corner of a remainder of Lot 2, Block 9 of the Brooks City-Base Unit 13A recorded in Volume 9642, Page 189 of the Deed and Plat Records of Bexar County, Texas, same being a west corner of said remaining portion of a called 1308.68-acre tract;

THENCE: N 46°35'32" E, departing the northwest right-of-way line of said Challenger Dr., with the southeast line of said remainder of Lot 2, same being a northwest line of said remaining portion of a called 1308.68-acre tract, a distance of 332.39 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", on the southwest right-of-way line of S. New Braunfels, a variable width public right-of-way, dedicated in the BCB – S. New Braunfels, Unit 2 Subdivision recorded in Volume 9640, Pages 85-87 of the Deed and Plat Records of Bexar County, Texas, the east corner of said remainder of Lot 2, same being a north corner of said remaining portion of a called 1308.68-acre tract, a point of non-tangent curvature;

THENCE: With the southwest right-of-way line of said S. New Braunfels, same being a northeast line of said remaining portion of a called 1308.68-acre tract, the following bearings and distances:

Southeasterly, with a non-tangent curve to the right, having a radial bearing of S 44°48'36" W, a radius of 740.00 feet, a central angle of 01°46'56", a chord bearing and distance of S 44°17'56" E, 23.02 feet, for an arc length of 23.02 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of tangency;

S 43°24'28" E, a distance of 362.09 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of non-tangent curvature;

Southeasterly, with a non-tangent curve to the left, having a radial bearing of N 53°01'17" E, a radius of 318.00 feet, a central angle of 06°25'46", a chord bearing and distance of S 40°11'35" E, 35.67 feet, for an arc length of 35.68 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of tangency, and;

S 43°24'28" E, a distance of 175.10 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", at the north end of the curve return for the northwest right-of-way line of the aforementioned proposed Research Plaza and the southwest right-of-way line of said S. New Braunfels, an east corner of said remaining portion of a called 1308.68-acre tract;

THENCE: Southwesterly, with said curve return to the right, having a radius of 90.00 feet, a central angle of 90°08'09", a chord bearing and distance of S 01°39'36" W, 127.43 feet, for an arc length of 141.58 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", at the south end of said curve return, same being an east corner of said remaining portion of a called 1308.68-acre tract;

THENCE: S 46°43'41" W, with the northwest right-of-way line of said proposed Research Plaza, same being a southeast line of said remaining portion of a called 1308.68-acre tract, a distance of 398.16 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", at the east end of the aforementioned curve return for the aforementioned Challenger Dr. and said proposed Research Plaza, a south corner of said remaining portion of a called 1308.68-acre tract;

THENCE: Northwesterly, with said curve return to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 88°16'20" W, 21.21 feet, for an arc length of 23.56 feet to the POINT OF BEGINNING and containing 6.827 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12928-10 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, Inc.
DATE: September 29, 2023
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