

METES AND BOUNDS DESCRIPTION
FOR ZONING PURPOSES

A 5.185 acre, or 225,858 square feet more or less, tract of land out of that remaining portion of a 76.78 acre tract conveyed to SRP Ltd. deed recorded in Volume 5751, Page 1777, of said Official Public Records of Bexar County, Texas, out of the T. York Survey No. 201 ¼, Abstract No. 825, New City Block 17640 of the City of San Antonio, Bexar County, Texas. Said 5.185 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:

COMMENCING: At a point on the west right-of-way line of State Highway 151, a variable width public right-of-way, at the most easterly northeast corner of Lot 78, Block 1, Potranco North Middle School, recorded in Volume 9570, Page 208, of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 24°29'09" E, along and with said right-of-way line of State Highway 151, a distance of 358.29 feet to the POINT OF BEGINNING;

THENCE: S 73°58'32" W, departing said right-of-way and across said 76.78 acre tract a distance of 536.02 feet to a point being on the westerly line of said remaining parcel of 76.78 acre tract, being the north corner of said Lot 78, also being the east corner of Lot 43, Block 1, Berkeley Estates Subdivision, recorded in Volume 9537, Page 162, of said Deed and Plat Records;

THENCE: N 24°29'43" W, along and with an east line of said Lot 43, and continuing with the westerly line of said remaining parcel of 76.78 acre tract, a distance of 387.14 feet to a point for the northwest corner of the herein described tract and a re-entrant corner of said Lot 43;

THENCE: Along and with a south line of said Lot 43, and the northerly line of the herein described tract the following bearings and distances:

N 65°31'15" E, a distance of 505.11 feet to a point;

S 24°28'45" E, a distance of 12.00 feet to a point;

N 65°31'15" E, a distance of 25.15 feet to a point on the westerly right-of-way line of said State Highway 151;

THENCE: S 24°29'09" E, along and with the westerly right-of-way line of said State Highway 151, a distance of 513.95 feet to the POINT OF BEGINNING and containing 5.185 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8189-41 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, Inc.

DATE: October 16, 2023

JOB NO. 8189-41

DOC. ID. N:\CIVIL\8189-40\Word\8189-40_ZN 5.185 AC.docx

Transportation | Water Resources | Land Development | Surveying | Environmental

telephone: 210-375-9000 address: 2000 NW LOOP 410 SAN ANTONIO, TX 78213 website: PAPE-DAWSON.COM

San Antonio | Austin | Houston | Fort Worth | Dallas | New Braunfels Texas Engineering Firm #470 Texas Surveying Firm #10028800





LOCATION MAP

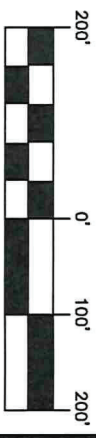
NOT-TO-SCALE

T. YORK SURVEY NO. 201 1/2
ABSTRACT NO. 825
NEW CITY BLOCK 17640

LEGEND:
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
PR PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 8189-41 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS 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.
3. DISTANCES SHOWN ARE IN U.S. SURVEY FEET.



SCALE: 1" = 200'

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LOT 43
BLOCK 1
BERKELEY ESTATES
SUBDIVISION
N.C.B. 17641
VOL. 9537, PG. 162 DPR

N24°29'43"W 387.14'

LOT 43
BLOCK 1
BERKELEY ESTATES
SUBDIVISION
N.C.B. 17641
VOL. 9537, PG. 162 DPR

N65°31'15"E 505.11'

S24°28'45"E 12.00'

N65°31'15"E 25.15'

5.185

ACRES

(225,858 SQ. FT. MORE OR LESS)

REMAINING PORTION OF A 76.78
ACRE TRACT
OWNER: SRP LTD.
N.C.B. 17640
VOL. 5751, PG. 1777 OPR

S73°58'32"W 536.02'

S24°29'09"E 453.95'

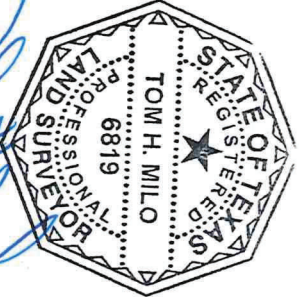
STATE HIGHWAY 151
(VARIABLE WIDTH PUBLIC R.O.W.)

N24°29'09"E 418.65'

P.O.B.

P.O.C.

LOT 78
BLOCK 1
POTRANCO NORTH
MIDDLE SCHOOL
N.C.B. 17641
VOL. 9570, PG. 208
DPR



10/16/2023

PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

ZONING EXHIBIT

OCTOBER 16, 2023
SHEET 1 OF 1
JOB No.: 8189-41

REFERENCE: