

LEGEND:

- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12280-01 BY PAPE-DAWSON ENGINEERS.
- 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.

LOCATION MAP

NOT-TO-SCALE

BROOKS DEVELOPMENT AUTHORITY

REMAINING PORTION OF A 1308.68
ACRE TRACT
(VOL. 9481, PGS. 934-972 O.P.R.)

28' RECYCLED WATER
& WATER EASEMENT
(VOL. 9563, PG. 119
D.P.R.)

WILLIAM SMALL
SURVEY NO. 26
ABSTRACT 670

N.C.B. 10879

0.340 OF AN ACRE
(14,812 SQUARE FEET MORE OR LESS)

(86' PRIVATE STREET)
(ORDINANCE NO. 99029)

LOT 1, BLOCK 2
CYNTHIA CENTER SUBDIVISION
(VOL. 9563, PGS. 119 D.P.R.)

36' ELECTRIC, GAS,
TELEPHONE, CABLE T.V.
& WATER EASEMENT
(VOL. 9563, PG. 119
D.P.R.)

FD. I.R.(CHAPARAL)
P.O.B.

SIDNEY BROOKS

(PUBLIC R.O.W. VARIES-86' MIN.)
(VOL. 9568, PGS. 12-13 D.P.R.)

VARIABLE WIDTH R.O.W. DEDICATION TO THE
CITY OF SAN ANTONIO (0.355 ACRE)
COMPASS ROSE-BROOKS
(VOL. 20001, PGS. 2567-2568 P.R.)

EXHIBIT OF

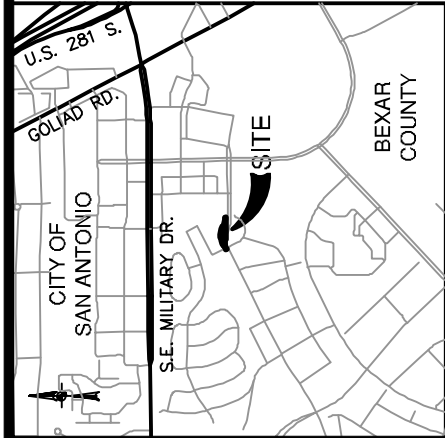
A 0.340 ACRE, OR 14,812 SQUARE FEET MORE OR LESS, TRACT OF LAND, A PORTION BEING OUT OF SIDNEY BROOKS, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, 86-FOOT MINIMUM, DEDICATED IN THE BROOKS CITY-BASE, UNIT-1 SUBDIVISION RECORDED IN VOLUME 9568, PAGES 12-13 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION BEING OUT OF A 0.355 ACRE VARIABLE WIDTH RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, DEDICATED IN THE COMPASS ROSE-BROOKS SUBDIVISION RECORDED IN VOLUME 20001, PAGES 2567-2568 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK (N.C.B.) 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

**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

APRIL 2024

SHEET 1 OF 2
JOB No.: 12280-01



LOCATION MAP

NOT-TO-SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°44'24"E	3.00'
L2	S89°16'00"W	290.14'
L3	N41°20'15"E	52.71'
L4	N62°44'05"E	18.80'
L5	N86°25'52"E	20.13'

SIDNEY BROOKS

(PUBLIC R.O.W. VARIES—86' MIN.)
(VOL. 9568, PGS. 12–13 D.P.R.)



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

LEGEND:

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

- THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12280-01 BY PAPE-DAWSON ENGINEERS.
- THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAZ011) EPOCH 2010.00.

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	LENGTH
C1	743.00'	8°36'13"	S84°57'53"W	111.57'
C2	186.00'	23°41'46"	N74°34'59"E	76.93'
C3	282.00'	29°21'59"	S78°53'09"E	144.54'
C4	258.00'	26°31'51"	S77°28'05"E	119.47'

LOT 1, BLOCK 2
CYNTHIA CENTER SUBDIVISION
(VOL. 9563, PGS. 119 D.P.R.)

S89°16'00"W 653.24'

FD. MAG NAIL & WASHER (PD)
P.O.C.

CITY-BASE LNDG

(86' PUBLIC R.O.W.)
(VOL. 9563, PGS. 120–123 D.P.R.)

EXHIBIT OF

A 0.340 ACRE, OR 14,812 SQUARE FEET MORE OR LESS, TRACT OF LAND, A PORTION BEING OUT OF SIDNEY BROOKS, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY, 86-FOOT MINIMUM, DEDICATED IN THE BROOKS CITY-BASE UNIT-1 SUBDIVISION RECORDED IN VOLUME 9568, PAGES 12-13 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION BEING OUT OF A 0.355 ACRE VARIABLE WIDTH RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, DEDICATED IN THE COMPASS ROSE-BROOKS SUBDIVISION RECORDED IN VOLUME 20001, PAGES 2567-2568 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK (N.C.B.) 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 2 OF 2
JOB No.: 12280-01

APRIL 2024

METES AND BOUNDS DESCRIPTION
FOR

A 0.340 acre, or 14,812 square feet more or less, tract of land, a portion being out of Sidney Brooks, a variable width public right-of-way, 86-foot minimum, dedicated in the Brooks City-Base, Unit-1 subdivision recorded in Volume 9568, Pages 12-13 of the Deed and Plat Records of Bexar County, Texas and a portion being out of a 0.355 Acre Variable Width Right-of-Way Dedication to the City of San Antonio, dedicated in the Compass Rose-Brooks subdivision recorded in Volume 20001, Pages 2567-2568 of the Plat Records of Bexar County, Texas, in New City Block (N.C.B.) 10879 of the City of San Antonio, Bexar County, Texas. Said 0.340-acre tract of land 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 found mag nail with a washer marked "Pape Dawson", at the southwest end of the cutback for the west right-of-way line of City-Base Lndg, a variable width public right-of-way, 86-foot minimum, dedicated in the City-Base Lndg subdivision recorded in Volume 9563, Pages 120-123 of the Deed and Plat Records of Bexar County, Texas and the north right-of-way line of said Sidney Brooks, a southeast corner of Lot 1, Block 2 of the Cynthia Center Subdivision recorded in Volume 9563, Page 119 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 89°16'00" W, with the north right-of-way line of Sidney Brooks, same being the south line of said Lot 1, a distance of 653.24 feet to a found iron rod with a cap marked "Chaparral", the southeast corner of a remaining portion of a 1308.68-acre tract recorded in Volume 9481, Pages 934-972 of the Official Public Records of Bexar County, Texas, same being the southwest corner of said Lot 1, same being the POINT OF BEGINNING of the herein described tract of land;
- THENCE: Over and across said Sidney Brooks, the following bearings and distances:
- S 00°44'24" E, a distance of 3.00 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson";
- S 89°16'00" W, a distance of 290.14 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of curvature;
- Southwesterly, with a tangent curve to the left, having a radius of 743.00 feet, a central angle of 08°36'13", a chord bearing and distance of S 84°57'53" W, 111.46 feet, at an arc length of 59.35 feet passing through the east line of the aforementioned 0.355 Acre Variable Width Right-of-Way Dedication, same being the west right-of-way line of the aforementioned Sidney Brooks, over and across said 0.355 Acre Variable Width Right-of-Way Dedication, continuing for a total arc length of 111.57 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", the northeast right-of-way corner of Sidney Brooks, an 86-foot private street, dedicated in Ordinance No. 99029, same being an angle point in the south line of the aforementioned remaining portion of a 1308.68-acre tract, same being a point of non-tangency;

THENCE: N 41°20'15" E, with the south line of said remaining portion of a 1308.68-acre tract, same being the north line of said 0.355 Acre Variable Width Right-of-Way Dedication, a distance of 52.71 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", an angle point in the south line of said remaining portion of a 1308.68-acre tract, same being the north corner of said 0.355 Acre Variable Width Right-of-Way Dedication, same being the northwest right-of-way corner of the aforementioned Sidney Brooks;

THENCE: Continuing with the south line of said remaining portion of a 1308.68-acre tract, same being the north right-of-way line of said Sidney Brooks, the following bearings and distances:

N 62°44'05" E, a distance of 18.80 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of curvature;

Northeasterly, with a tangent curve to the right, having a radius of 186.00 feet, a central angle of 23°41'46", a chord bearing and distance of N 74°34'59" E, 76.38 feet, for an arc length of 76.93 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of tangency;

N 86°25'52" E, a distance of 20.13 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of curvature;

Southeasterly, with a tangent curve to the right, having a radius of 282.00 feet, a central angle of 29°21'59", a chord bearing and distance of S 78°53'09" E, 142.96 feet, for an arc length of 144.54 feet to a set ½" iron rod with a yellow cap marked "Pape Dawson", a point of reverse curvature, and;

THENCE: Southeasterly, with a reverse curve to the left, having a radius of 258.00 feet, a central angle of 26°31'51", a chord bearing and distance of S 77°28'05" E, 118.40 feet, for an arc length of 119.47 feet to the POINT OF BEGINNING and containing 0.340 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12280-01 by Pape-Dawson Engineers.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: April 23, 2024
JOB NO. 12280-01
DOC. ID. N:\CIVIL\12280-01\Word\12280-01_0.340 AC.docx

