

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 13.050 acre, or 568,456 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, in New City Block (N.C.B.) 10879, in the City of San Antonio, Bexar County, Texas. Said 13.050-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 $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson", at the south end of the curve return for southwest 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 and 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, an east corner of said remaining portion of called 1308.68-acre tract;
- THENCE:** S $46^{\circ}43'41''$ W, with the proposed northwest right-of-way line of said Research Plaza, same being a southeast line of said remaining portion of a called 1308.68-acre tract, a distance of 1176.65 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson", at the east end of the curve return for the northeast right-of-way line of the proposed Inner Circle Dr., a 70-foot public right-of-way, to be dedicated in the proposed BCB-Inner Circle Drive Unit 4 Subdivision, an approved, but unrecorded plat, Plat No. 170481, 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 $90^{\circ}04'42''$, a chord bearing and distance of N $88^{\circ}13'58''$ W, 21.23 feet, for an arc length of 23.58 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson", at the west end of said curve return, same being a south corner of said remaining portion of a called 1308.68-acre tract;
- THENCE:** N $43^{\circ}11'38''$ W, with the northeast right-of-way line of the proposed Inner Circle Dr., same being a southwest line of said remaining portion of a called 1308.68-acre tract, a distance of 137.17 feet to a found $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape Dawson", a point of curvature in the northeast right-of-way line of the proposed Inner Circle Dr.;

- THENCE: Northwesterly, continuing with the northeast right-of-way line of the proposed Inner Circle Dr., same being a southwest line of said remaining portion of a called 1308.68-acre tract, with a tangent curve to the right, having a radius of 930.00 feet, a central angle of 36°11'27", a chord bearing and distance of N 25°05'54" W, 577.72 feet, for an arc length of 587.43 feet to a calculated point;
- THENCE: N 46°43'41" E, departing the northeast right-of-way line of the proposed Inner Circle Dr., over and across said remaining portion of a called 1308.68-acre tract, a distance of 356.90 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", the west corner of Lot 2, Block 10 of the Brooks City-Base Unit 13A Subdivision recorded in Volume 9642, Page 189 of the Deed and Plat Records of Bexar County, Texas, same being a north corner of said remaining portion of a called 1308.68-acre tract;
- THENCE: S 43°16'19" E, with the southwest line of said Lot 2, same being a northeast line of said remaining portion of a called 1308.68-acre tract, a distance of 370.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson" the south corner of said Lot 2, same being an interior corner of said remaining portion of a called 1308.68-acre tract;
- THENCE: N 46°43'41" E, with the southeast line of said Lot 2, same being a northwest line of said remaining portion of a called 1308.68-acre tract, a distance of 705.00 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", on the southwest right-of-way line of the aforementioned Challenger Dr., same being a northeast line 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 Challenger Dr., 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 left, having a radial bearing of N 70°04'44" E, a radius of 435.00 feet, a central angle of 23°21'04", a chord bearing and distance of S 31°35'48" E, 176.06 feet, for an arc length of 177.28 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", a point of tangency, and;
- S 43°16'19" E, a distance of 143.67 feet to a found ½" iron rod with a yellow cap marked "Pape Dawson", at the north end of the aforementioned curve return for the aforementioned proposed Research Plaza and said Challenger Dr., same being an east corner of said remaining portion of a called 1308.68-acre tract;
- THENCE: Southwesterly, with said tangent 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 S 01°43'41" W, 21.21 feet, for an arc length of 23.56 feet to the POINT OF BEGINNING and containing 13.050 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12928-20 by Pape-Dawson Engineers.

Brooks City-Base
12928-20
13.050 Acres

Z-2023-10700284

"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
REVISED: November 13, 2023
JOB NO. 12928-20
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