

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 14.635 acre tract of land, being a portion of a called 63.407 acre tract of land, described in deed to BSP Worsham, LLC recorded in Document No. 20230056378 of Official Public Records of Bexar County, Texas, out of the Adam Stafford Survey No. 49, Abstract 667, Bexar County, Texas, in New City Block 10881 of the City of San Antonio, Bexar County, Texas. Said 14.635 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 point at the southeast corner of said 63.407 acre tract, at the northeast corner of a called 41.9730 acre tract of land recorded in Volume 3868, Page 1388 of said Official Public Records, and on the west right-of-way line of Loop 410, a variable width public right-of-way;

THENCE: S 89°41'35" W, departing the west right-of-way line of said Loop 410, along and with the common line of said called 63.407 acre tract and said called 41.9730 acre tract, a distance of 696.35 feet to a point at the southeast corner of a called 158.524 acre tract described in Document No. 20230211804 of the said Official Public Records and on the north line of said called 41.9730 acre tract;

THENCE: N 15°35'55" E, departing the north line of said called 41.9730 acre tract, along and with the east line of said called 158.524 acre tract, a distance of 1051.33 feet to a point;

THENCE: S 74°15'32" E, over and across the remainder portion of said called 63.407 acre tract, a distance of 664.80 feet to a point on the west right-of-way line of said Loop 410;

THENCE: S 15°16'20" W, along and with the west right-of-way line of said Loop 410, a distance of 858.86 feet to the POINT OF BEGINNING and containing 14.635 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13111-00 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  
DATE: November 8, 2024  
JOB NO. 13111-00  
DOC. ID. N:\CIVIL\13111-00\Word\13111-00 FNZN 14.635 AC.docx

