



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 5.895 acre, more or less, tract of land comprised of Lot 901, Block 3, New City Block 18232, Bass Bulverde Commercial Subdivision recorded in Volume 20002, Page 696 of the Plat Records of Bexar County, Texas, remaining portion of Lot 1, Block 3, County Block 4864, US Brick/U.S. 281 Subdivision recorded in Volume 9538, Page 82 of the Deed and Plat Records of Bexar County, Texas and the remaining portion of that 36.17 acre tract described in deed to Bass/Bulverde Commercial, Ltd recorded in Volume 12220, Page 2205 of the Official Public Records of Bexar County, Texas, out of the Guadalupe College Survey No. 416, Abstract 266, County Block 4864, and out of the Henry Penshorn Survey No. 366, Abstract 590, County Block 4863, partially in New City Block 18232 of the City of San Antonio, Bexar County, Texas. Said 5.895 acre tract being more fully described as follows:

- BEGINNING:** At a found ½" iron rod with cap stamped "4020" on the east right-of-way line of Bulverde Road, a variable width right-of-way, for the northwest corner of 7.99 acre tract recorded in Volume 18238, Page 2185 of the Official Public Records of Bexar County, Texas and the southwest corner of said 36.17 acre tract;
- THENCE:** N 00°54'54" W, along and with the east right-of-way line of said Bulverde Road, the west line of said 36.17 acre tract, a distance of 176.52 feet to a point;
- THENCE:** N 15°12'02" W, continuing along and with the east right-of-way line of said Bulverde Road, the west line of said 36.17 acre tract, a distance of 8.56 feet to a point;
- THENCE:** Northwesterly, continuing along and with the east right-of-way line of said Bulverde Road, the west line of said 36.17 acre tract, with a non-tangent curve to the left, said curve having a radius of 430.00 feet, a central angle of 05°25'10", a chord bearing and distance of N 09°08'21" W, 40.66 feet, for an arc length of 40.67 feet to a point on the south right-of-way line of Paul Harvill Lane, a variable width right-of-way dedicated on Volume 20002, Page 696 of the Plat Records of Bexar County, Texas;

THENCE: Departing the east right-of-way line of said Bulverde Road, along and with the south right-of-way line of said Paul Harvill Lane, the following bearings and distances:

N 78°09'02" E, a distance of 13.01 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 35.00 feet, a central angle of 41°46'46", a chord bearing and distance of N 58°29'25" E, 24.96 feet, for an arc length of 25.52 feet to a point;

N 79°23'55" E, a distance of 12.31 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 362.50 feet, a central angle of 06°12'47", a chord bearing and distance of N 82°30'19" E, 39.29 feet, for an arc length of 39.31 feet to a point;

N 85°36'42" E, a distance of 54.85 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 445.00 feet, a central angle of 30°20'35", a chord bearing and distance of N 70°26'25" E, 232.92 feet, for an arc length of 235.67 feet to a point;

N 55°16'07" E, a distance of 106.58 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 362.50 feet, a central angle of 43°05'42", a chord bearing and distance of N 76°48'58" E, 266.27 feet, for an arc length of 272.65 feet to a point;

S 81°38'11" E, a distance of 107.68 feet to a point;

5.895 Acres
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Southeasterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of $88^{\circ}47'09''$, a chord bearing and distance of $S\ 37^{\circ}14'37''\ E$, 20.99 feet, for an arc length of 23.24 feet to a point on the west right-of-way line of U.S. Highway 281, 400-foot right-of-way;

THENCE: Southwesterly, along and with the west right-of-way line of said U.S. Highway 281, along a compound curve to the right, said curve having a radius of 12400.00 feet, a central angle of $01^{\circ}40'24''$, a chord bearing and distance of $S\ 07^{\circ}59'10''\ W$, 362.12 feet, for an arc length of 362.13 feet to a found TxDot monument (Type III) at the southeast corner of said 36.17 acre tract, the northeast corner of said 7.99 acre tract;

THENCE: $S\ 85^{\circ}27'27''\ W$, departing the west right-of-way line of said U.S. Highway 281, along and with the south line of said 36.17 acre tract, the north line of said 7.99 acre tract, a distance of 765.89 feet to the POINT OF BEGINNING and containing 5.895 acres in the City of San Antonio, Bexar County, Texas. Said easement tract being described in conjunction with an exhibit prepared under job number 9189-22 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: August 18, 2022
JOB NO. 9189-22
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METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 7.044 acre, more or less, tract of land, out of the remaining portion of that 36.17 acre tract described in deed to Bass/Bulverde Commercial, Ltd recorded in Volume 12220, Page 2205 of the Official Public Records of Bexar County, Texas, and a portion of Lot 2, Block 3, North Central Business Park recorded in Volume 9543, Page 172 of the Deed and Plat Records of Bexar County, Texas, out of the Guadalupe College Survey No. 416, Abstract 266, County Block 4864. Said 7.044 acre tract being more fully described as follows:

BEGINNING: At a found TxDot monument (Type III) on the west right-of-way line of U.S. Highway 281, a 400-foot right-of-way, for the southeast corner of a 8.59 acre tract recorded in Volume 17394, Page 1582 Official Public Records of Bexar County, Texas and the northeast corner of said 36.17 acre tract;

THENCE: S 06°43'36" W, along and with the west right-of-way line of said U.S. Highway 281, a distance of 1108.82 feet to a point for the north right-of-way line of Paul Harvill Lane, a variable width right-of-way dedicated in Volume 20002, Page 696 of the Plat Records of Bexar County, Texas;

THENCE: Southwesterly, along and with the north right-of-way line of said Pal Harvill Lane, with a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 91°38'13", a chord bearing and distance of S 52°32'42" W, 21.51 feet, for an arc length of 23.99 feet to a point;

THENCE: N 81°38'11" W, continuing along and with the north right-of-way line of said Pal Harvill Lane, a distance of 107.97 feet to a point;

THENCE: Southwesterly, continuing along and with the north right-of-way line of said Pal Harvill Lane, along a tangent curve to the left, said curve having a radius of 430.00 feet, a central angle of 19°36'34", a chord bearing and distance of S 88°33'32" W, 146.45 feet, for an arc length of 147.17 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson" for the southeast corner of a 20.126 acre tract recorded in Document No. 20180245790 of the Official Public Records of Bexar County, Texas;

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THENCE: N 06°42'45" E, departing the north right-of-way line of said Paul Harvill Lane, along and with the east line of said 20.126 acre tract, over and across said Lot 2, a distance of 1177.96 feet to a found Mag Nail and Washer stamped "Pape-Dawson" for the northeast corner of said 20.126 acre tract, on the south line of said 8.59 acre tract;

THENCE: S 75°33'09" E, along and with the south line of said 8.59 acre tract, the north line of said 36.17 acre tract, a distance of 271.07 feet to the POINT OF BEGINNING and containing 7.044 acres in the City of San Antonio, Bexar County, Texas. Said easement tract being described in conjunction with an exhibit prepared under job number 9189-22 by Pape-Dawson Engineers, Inc.

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PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 18, 2022
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