

**Z-2022-10700342**

METES AND BOUNDS DESCRIPTION  
FOR

A 13.920 acre, or 606,374 square feet more or less, tract of land out of that remaining portion of a called 1308.68 acre tract conveyed to Brooks Development Authority by deed recorded in Volume 9481, Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, out of the William Small Survey No. 26, Abstract 670, County Block 5158, now in New City Block 10879 of the City of San Antonio, Bexar County, Texas. Said 13.920 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 stamped "Pape-Dawson" at the northeast corner of Lot 5, Block 12, New City Block 10879, Brooks – Unit 12A Subdivision recorded in Volume 20002, Page 2492 of the Plat Records of Bexar County, Texas, on the south line of Louis Bauer Drive, a 60-foot private street per City of San Antonio Ordinance No. 99029;
- THENCE: S  $71^{\circ}39'13"$  E, over and across said 1308.68 acre tract, along and with the south line of said Louis Bauer Drive, a distance of 248.01 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" at the north end of the curve at the intersection of the south line of said Louis Bauer Drive with the west line of proposed Inner Circle Drive, a proposed 70-foot public right-of-way to be dedicated in BCB-Inner Circle Dr., Unit 4, Plat No. 170481;
- THENCE: Southeasterly, with said tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of  $89^{\circ}59'58"$ , a chord bearing and distance of S  $26^{\circ}39'22"$  E, 21.21 feet, for an arc length of 23.56 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" at the south end of said curve;
- THENCE: Continuing over and across said 1308.68 acre tract, along and with the west right-of-way line of said proposed Inner Circle Drive, the following bearings and distances:  
S  $18^{\circ}20'47"$  W, a distance of 127.78 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";  
Southwesterly, with a tangent curve to the left, said curve having a radius of 1000.00 feet, a central angle of  $23^{\circ}17'40"$ , a chord bearing and distance of S  $06^{\circ}41'56"$  W, 403.77 feet, for an arc length of 406.57 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";
- THENCE: Departing the west right-of-way line of said proposed Inner Circle Drive, continuing over and across said 1308.68 acre tract, the following bearings and distances:  
N  $90^{\circ}00'00"$  W, a distance of 130.57 feet to a set  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

**Z-2022-10700342**

S 46°35'32" W, a distance of 885.79 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 89°40'13" W, a distance of 236.01 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 00°00'00" E, a distance of 653.72 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 90°00'00" E, a distance of 515.65 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 00°15'52" E, a distance of 332.59 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southwest corner of the aforementioned Lot 5;

THENCE: S 89°14'32" E, along and with the south line of said Lot 5, a distance of 257.00 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the southeast corner of said Lot 5;

THENCE: Northeasterly, with the east line of said Lot 5, with a non-tangent curve to the right, said curve having a radial bearing of S 76°54'31" E radius of 1263.13 feet, a central angle of 05°15'17", a chord bearing and distance of N 15°43'08" E, 115.81 feet, for an arc length of 115.85 feet to a found mag nail with washer stamped "Pape-Dawson";

THENCE: N 19°10'31" E, continuing along and with the east line of said Lot 5, a distance of 142.94 feet to the POINT OF BEGINNING and containing 13.920 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9301-22 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: January 18, 2023

JOB NO. 9301-22

DOC. ID. N:\Survey22\22-9300\9301-22\Word\9301-22 FN\_13.920 AC.docx

