

METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 11.055 acre, or 481,538 square feet more or less, tract of land out of that 1308.68 acre tract conveyed to Brooks Development Authority by deed recorded in Volume 9481, Pages 934-972 of the Official Public Records of Bexar County, Texas, out of the Lysander Wells Survey No. 99, Abstract 795, in County Block 5160, now in New City Block 10879 of the City of San Antonio, Bexar County, Texas. Said 11.055 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 the southeast corner of Lot 3, Block 4, New City Block 10879, Cuisine Solutions, recorded in Volume 20001, Pages 1090-1091 of the Plat Records of Bexar County, Texas, on the west right-of-way line of Sous Vide Way (formerly Aviation Landing, renamed by City of San Antonio Ordinance Number 2021-04-01-0209), a 70-foot public right-of-way dedicated in said Cuisine Solutions plat;
- THENCE:** S 00°51'10" E, along and with the west right-of-way line of said Sous Vide Way, a distance of 472.94 feet to the north end of the curve at the intersection of the west right-of-way line of said Sous Vide Way with the north right-of-way line of Lyster Road, an 86-foot public right-of-way dedicated in Volume 9583, Pages 104-106 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** Southwesterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 44°08'50" W, 21.21 feet, for an arc length of 23.56 feet to the south end of said curve;
- THENCE:** Along and with the north right-of-way line of said Lyster Road and the north right-of-way line of Global Way, a variable width public right-of-way dedicated in Plat No. 170103, an approved and unrecorded plat, the following bearings and distances:
- S 89°08'50" W, a distance of 282.14 feet to a point;
- S 87°58'18" W, a distance of 389.94 feet to a point;
- S 89°08'50" W, a distance of 261.49 feet to a point;
- Northwesterly, along a tangent curve to the right, said curve having a radius of 665.00 feet, a central angle of 02°37'46", a chord bearing and distance of N 89°32'17" W, 30.51 feet, for an arc length of 30.52 feet to a point;

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THENCE: N 00°51'10" W, departing the north right-of-way line of said Global Way, over and across said 1308.68 acre tract, a distance of 495.25 feet to the southwest corner of said Lot 3;

THENCE: N 89°08'50" E, along and with the south line of said Lot 3, a distance of 979.00 feet to the POINT OF BEGINNING and containing 11.055 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12759-00 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, Inc.
DATE: June 8, 2023
JOB NO. 12759-00
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