

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 24.820 acre tract of land being all of a called 15.340 acre tract of land described in deed to Methodist Healthcare of South Texas, Inc., recorded in Document No. 20220057066 of the Official Public Records of Bexar County, Texas, including all of Lot all of Lot 5, Block 1, N.C.B. 14350, of Floyd Curl @ Wurzbach S Corner recorded in Volume 9610, Page 198 of the Deed and Plat Records of Bexar County, Texas, all of a called 0.893 acre tract of land described in affidavit recorded in Document No. 20220165771 of said Official Public Records and further described as the remaining portion of a called 33.135 acre tract of land described in deed to South Texas Methodist Hospital, recorded in Volume 5339, Page 501 of the Deed Records of Bexar County, Texas, the remaining portion of Lot 6, Block 1, N.C.B. 14350, of the Southwest Texas Methodist Hospital Subdivision recorded in Volume 9559, Page 80 of said Deed and Plat Records, and all of a 42 foot Drain right-of-way, in the Southwest Texas Methodist Hospital Subdivision recorded in Volume 6100, Page 26 of said Deed and Plat Records, all out of the Manuel Tejada Survey No. 89, Abstract 741, in New City Block 14350 of the City of San Antonio, Bexar County, Texas. Said 24.820 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 west end of a return at the south intersection of Wurzbach Road, an 86 foot public right-of-way recorded in Volume 5580, Page 275 of said Deed and Plat Records, and Floyd Curl Drive, an 86 foot public right-of-way recorded in Volume 5580, Page 275 of said Deed and Plat Records, at a north corner of said 15.340 acre tract, and at a north corner of said Lot 5;

**THENCE:** Northeasterly, with the north line of said 15.340 acre tract, with the north line of said Lot 5, and with said return, along a non-tangent curve to the right, said curve having a radius of 55.00 feet, a central angle of 60°48'57", a chord bearing and distance of N 81°50'49" E, 55.68 feet, for an arc length of 58.38 feet to a point at the east end of said return, at the northernmost corner of said 15.340 acre tract, and at the northernmost corner of said Lot 5;

**THENCE:** With the northeast line of said 15.340 acre tract, with the northeast line of said Lot 5, with the northeast line of said 0.893 acre tract, with the northeast line of said Lot 6, and with the southwest right-of-way line of said Floyd Curl Drive, the following bearings and distances:

Southeasterly, along a compound curve to the right, said curve having a radius of 170.00 feet, a central angle of 09°46'00", a chord bearing and distance of S 62°51'43" E, 28.94 feet, for an arc length of 28.98 feet to a point;

S 49°05'21" E, a distance of 1312.73 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 657.00 feet, a central angle of 29°04'11", a chord bearing and distance of S 34°33'15" E, 329.77 feet, for an arc length of 333.34 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 115.00 feet, a central angle of  $15^{\circ}29'59''$ , a chord bearing and distance of  $S\ 02^{\circ}13'37''\ E$ , 31.01 feet, for an arc length of 31.11 feet to a point;

$S\ 05^{\circ}31'22''\ W$ , a distance of 16.77 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 135.00 feet, a central angle of  $17^{\circ}54'44''$ , a chord bearing and distance of  $S\ 03^{\circ}26'00''\ E$ , 42.03 feet, for an arc length of 42.20 feet to a point;

Southeasterly, along a reverse curve to the right, said curve having a radius of 634.00 feet, a central angle of  $03^{\circ}47'02''$ , a chord bearing and distance of  $S\ 10^{\circ}29'51''\ E$ , 41.86 feet, for an arc length of 41.87 feet to a point;

$S\ 08^{\circ}36'20''\ E$ , a distance of 86.27 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 170.00 feet, a central angle of  $18^{\circ}35'23''$ , a chord bearing and distance of  $S\ 00^{\circ}41'22''\ W$ , 54.91 feet, for an arc length of 55.16 feet to a point at a southeast corner of said Lot 6 and at the north end of a return at the west intersection of said Floyd Curl Drive and Medical Drive, an 86 foot public right-of-way recorded in Volume 5580, Page 275 of said Deed and Plat Records;

THENCE: Southwesterly, with the southeast line of said Lot 6 and with said return, along a compound curve to the right, said curve having a radius of 55.00 feet, a central angle of  $56^{\circ}11'38''$ , a chord bearing and distance of  $S\ 38^{\circ}04'52''\ W$ , 51.81 feet, for an arc length of 53.94 feet to a point at the south end of said return and at a southeast corner of said Lot 6;

THENCE: With the north line of said Medical Drive and with the south line of said Lot 6, the following bearings and distances:

Southwesterly, along a compound curve to the right, said curve having a radius of 170.00 feet, a central angle of  $17^{\circ}11'55''$ , a chord bearing and distance of  $S\ 74^{\circ}46'38''\ W$ , 50.84 feet, for an arc length of 51.03 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 546.00 feet, a central angle of  $03^{\circ}20'45''$ , a chord bearing and distance of  $S\ 81^{\circ}42'14''\ W$ , 31.88 feet, for an arc length of 31.88 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 526.00 feet, a central angle of  $16^{\circ}42'30''$ , a chord bearing and distance of  $S\ 88^{\circ}23'06''\ W$ , 152.85 feet, for an arc length of 153.39 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1099.43 feet, a central angle of  $06^{\circ}52'28''$ , a chord bearing and distance of  $N\ 77^{\circ}52'02''\ W$ , 131.83 feet, for an arc length of 131.91 feet to a point;

24.820 Acres  
Job No.: 12686-01  
Page 3 of 4

N 74°12'41" W, a distance of 359.65 feet to a point at the southwest corner of said Lot 6 and at the southeast corner of Lot 3, Block 1, N.C.B. 14350 of said Southwest Texas Methodist Hospital Subdivision recorded in Volume 6100, Page 26;

THENCE: N 15°41'01" E, departing the north right-of-way line of said Medical Drive, with the west line of said Lot 6 and with the east line of said Lot 3, a distance of 534.06 feet to a point at the northwest corner of said Lot 6, at the northeast corner of said Lot 3, and on the south line of said 42 foot Drain right-of-way;

THENCE: S 89°55'18" W, with the north line of said Lot 3, with the north line of Lot 4, Block 1, N.C.B. 14350 of said Southwest Texas Methodist Hospital Subdivision recorded in Volume 6100, Page 26, and with the south line of said 42 foot Drain right-of-way, a distance of 311.72 feet to a point at the northwest corner of said Lot 4, at the southwest corner of said 42 foot Drian Easement and at an angle point in an east line of said 15.340 acre tract;

THENCE: S 15°41'12" W, with an east line of said 15.340 acre tract and with the west line of said Lot 4, a distance of 49.87 feet to a point at a southeast corner of said 15.340 acre tract and at the northeast corner of Lot 10, Block 1, N.C.B. 14350, of Medical Drive Retail Subdivision recorded in Volume 9566, Page 66 of said Deed and Plat Records;

THENCE: S 89°52'44" W, with the north line of said Lot 10, with the north line of Lot 9, Block 1, N.C.B. 14350, of said Medical Drive Retail Subdivision, with the north line of Lot 8, Block 1, N.C.B. 14350, of said Medical Drive Retail Subdivision, and with the south line of said 15.340 acre tract, a distance of 538.63 feet to a point at a southwest corner of said 15.340 acre tract and at a reentrant corner of said Lot 8;

THENCE: With the southwest line of said 15.340 acre tract and with the northeast line of said Lot 8, the following bearings and distances:

N 00°07'16" W, a distance of 15.00 feet to a point;

S 89°52'44" W, a distance of 50.61 feet to a point;

N 63°37'14" W, a distance of 239.28 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 1302.78 feet, a central angle of 04°23'57", a chord bearing and distance of N 26°09'56" E, 100.00 feet, for an arc length of 100.03 feet to a point;

N 63°37'14" W, a distance of 37.54 feet to a point at a west corner of said 15.340 acre tract, at the northernmost corner of said Lot 8, and on the southeast right-of-way line of said Wurzbach Road;

24.820 Acres  
Job No.: 12686-01  
Page 4 of 4

THENCE: With the northwest line of said 15.340 acre tract, with the northwest line of said Lot 5, and with the southeast right-of-way line of said Wurzbach Road, the following bearings and distances:

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 1857.34 feet, a central angle of 05°40'23", a chord bearing and distance of N 29°59'19" E, 183.83 feet, for an arc length of 183.90 feet to a point;

N 32°51'39" E, a distance of 441.42 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 290.00 feet, a central angle of 02°34'41", a chord bearing and distance of N 38°25'55" E, 13.05 feet, for an arc length of 13.05 feet to a point;

N 39°43'16" E, a distance of 48.56 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 310.00 feet, a central angle of 06°52'19", a chord bearing and distance of N 36°17'07" E, 37.16 feet, for an arc length of 37.18 feet to a point;

N 32°50'57" E, a distance of 5.46 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 170.00 feet, a central angle of 18°35'23", a chord bearing and distance of N 42°08'39" E, 54.92 feet, for an arc length of 55.16 feet to the POINT OF BEGINNING and containing 24.820 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12686-01 by Pape-Dawson Engineers.

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: August 30, 2023  
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