

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 12.138 acre tract of land comprised of a portion of the remaining portion of a called 22.328 acre tract of land described in deed to Heatley Cresta Bella, LLC, recorded in Volume 15116, Page 1848 of the Official Public Records of Bexar County, Texas, out of the James H. Cox Survey No. 22, Abstract No. 155, County Block 4760, now in New City Block 34760 in the City of San Antonio, Bexar County, Texas, and all of Lots 6 and 7, Block 34, New City Block 18333, Heatley Cresta Bella Comm 2 U-12A1, recorded in Volume 9653, Page 90 of the Deed and Plat Records of Bexar County, Texas. Said 12.138 acres 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 1/2" iron rod with a yellow cap marked "Pape-Dawson" on the north right-of-way line of Cresta Bella, an 86-foot public right-of-way, recorded in Volume 9598, Pages 40-44 of the Deed and Plat Records of Bexar County, Texas, at the southeast corner of said Lot 6 and the southwest corner of a called 29.548 acres, Tract 1, recorded in Document No. 20210355398 of the Official Public Records of Bexar County, Texas;

THENCE: With the north right-of-way line of said Cresta Bella and the south lines of said Lot 6, Lot 7 and said 22.328 acre tract, the following bearings and distances:

N 77°41'07" W, a distance of 143.03 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 443.00 feet, a central angle of 20°21'23", a chord bearing and distance of N 87°51'48" W, 156.57 feet, for an arc length of 157.39 feet to a point;

S 81°57'30" W, a distance of 307.31 feet to a point;

THENCE: Departing the north right-of-way line of said Cresta Bella, over and across said 22.328 acre tract, the following bearings and distances:

N 29°52'29" W, a distance of 559.64 feet to a point;

N 15°07'31" E, a distance of 105.87 feet to a point;

N 32°10'25" E, a distance of 62.13 feet to a point;

N 03°07'10" W, a distance of 66.21 feet to a point;

N 50°33'32" W, a distance of 115.00 feet to a point;

N 01°10'13" E, a distance of 150.25 feet to a point on the north line of said 22.328 acre tract and the south right-of-way line of said Cresta Bella;

THENCE: S 88°49'47" E, with the north line of said 22.328 acre tract and the south right-of-way line of said Cresta Bella, a distance of 545.18 feet to a point at the northeast corner of said 22.328 acre tract and the northwest corner of said 29.548 acre tract;

THENCE: S 21°42'04" E, departing said south right-of-way line of Cresta Bella, with the east line of said 22.328 acre tract and the west line of said 29.578 acre tract, a distance of 326.20 feet to a point at the common corner of said 29.548 acre tract, a called 5.48 acre tract of land described in Volume 17810, Page 2488 and a called 0.64 acre tract of land described in Volume 17185, Page 754, both recorded in the Official Public Records of Bexar County, Texas;

THENCE: S 17°41'24" W, with the northwest line of said 0.64 acre tract, a distance of 261.04 feet to a point at the west corner of said 0.64 acre tract and on the north line of said Lot 7;

THENCE: S 71°57'19" E, with north line of said Lot 7 and the southwest line of said 0.64 acre tract, a distance of 125.60 feet to a point at an angle point in the southwest of said 0.64 acre tract and the northeast line of said Lot 6;

THENCE: S 77°43'27" E, continuing with the north line of said Lot 6 and the southwest line of said 0.64 acre tract, a distance of 83.31 feet to a point at the common corner of said 0.64 acre tract, said Lot 6, said 5.48 acre tract and said 29.548 acre tract;

THENCE: S 21°42'04" E, with the east line of said Lot 6 and the west line of said 29.548 acre tract, a distance of 326.41 feet to the POINT OF BEGINNING and containing 12.138 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a zoning exhibit prepared under job number 12777-00 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.
REVISED DATE: June 14, 2022
DATE: June 10, 2022
JOB NO. 12777-00
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