



METES AND BOUNDS DESCRIPTION FOR

A 3.326 acre, or 144,893 square feet more or less, tract of land out of that called 1,308.68 acre tract described in deed to Brooks Development Authority recorded in Volume 9481, Page 934 of the Official Public Records of Real Property of Bexar County, Texas, same tract also being Lot 2, Block 53, New City Block 10879, of the Subdivision Plat BCB-Chapel, an approved but not recorded plat, Plat Number 18-900028, situated in the William Small Survey No. 26, Abstract 620, County Block 5158, now in New City Block 10879 in the City of San Antonio, Bexar County, Texas. Said 3.326 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:

COMMENCING: At a found $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", the north corner of Sydney Brooks, a variable width right-of-way recorded in Volume 9618, Page 17 of the Deed and Plat Records of Bexar County, Texas, and a southeast line of said 1,308.68 acre tract;

THENCE: N 60°01'55" E, over and across said 1,308.68 acre tract, a distance of 631.36 feet to a found Mag Nail and Washer stamped "Pape-Dawson", on the northwest line of Sidney Brooks Drive, also known as N. Road, at the southeast end of a curve return at the intersection of Josue Sanchez Drive, both Sydney Brooks Drive and Josue Sanchez being private streets in accordance with the City of San Antonio Ordinance Number 99029, for the POINT OF BEGINNING of the herein described tract;

THENCE: Over and across said 1,308.68 acre tract the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 87°00'00", a chord bearing and distance of N 73°45'55" W, 20.65 feet, for an arc length of 22.78 feet to a found $\frac{1}{2}$ " inch iron rod with yellow cap marked "Pape-Dawson" on the northeast margin of Josue Sanchez Drive, a point of non-tangency for the herein described tract;

N 30°15'55" W, along and common with said margin of Josue Sanchez Drive, a distance of 103.86 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" for a point of curvature of the herein described tract;

Northwesterly, along a tangent curve to the right, said curve having a radius of 465.00 feet, a central angle of 22°49'49", a chord bearing and distance of N 18°51'00" W, 184.06 feet, for an arc length of 185.28 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson", for the northwest corner of the herein described tract;

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N 62°44'05" E, a distance of 417.03 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", for the north corner of said of the herein described tract;

S 84°46'41" E, a distance of 55.85 feet to a set mag nail with washer marked "Pape-Dawson", for the northeast corner of the herein described tract;

S 27°15'55" E, a distance of 270.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", on the northwest line of said Sidney Brooks Drive, also known as N. Road, for the southeast corner of the herein described tract;

THENCE: S 62°44'05" W, along and common with the northwest line of said Sidney Brooks Drive, also known as N. Road, a distance of 470.66 feet to the POINT OF BEGINNING and containing 3.326 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under job number 9222-22 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 11, 2022
REVISED: October 14, 2022
JOB NO. 9222-22
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