

**METES AND BOUNDS DESCRIPTION
FOR ZONING**

A 0.935 of an acre, or 40,715 square feet more or less, zoning tract of land out of Lot 3, 4, and 5, Block 2, Alsbury Crossing, Recorded in Volume 20001, Pages 828-829, of the Plat Records of Bexar County, in New City Block 10675, of the City of San Antonio, Bexar County, Texas. Said 0.935 of an acre zoning 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 on the east right-of-way line of McClendon Parkway, a 60-foot public right-of-way, recorded in Volume 9717, Page 47, of the Deed and Plat Records of Bexar County, Texas, at the southwest line of said Lot 5;

THENCE: Northwestery, along and with said east right-of-way line, same being the west line of said Lot 5, a common line, along a non-tangent curve to the left, said curve having a radius of 530.00 feet, a central angle of 03°29'43", a chord bearing and distance of N 20°58'29" W, 32.33 feet, for an arc length of 32.33 feet to a point;

THENCE: N 43°55'19" E, departing said east right-of-way line, over an across Lots 3, 4, and 5 of said Alsbury Crossing, a distance of 620.22 feet to a point;

THENCE: N 89°20'00" E, continuing over and across Lot 3 of said Alsbury Crossing, a distance of 105.73 feet to a point on the east line of said Lot 3, same being a west line of Lot 2, Block 2, Replat of Stripes – Noblewood, recorded in Volume 9696, Page 169, of said Deed and Plat Records of Bexar County, Texas, a common line;

THENCE: S 00°53'59" E, along and with said common line, a distance of 68.88 feet to a point for the southeast corner of said Lot 3;

THENCE: Departing said southeast corner, along and with the southeasterly lines said Lots 3, 4, and 5 of said Alsbury Crossing, the following courses:

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 300.00 feet, a central angle of 41°36'46", a chord bearing and distance of S 63°46'47" W, 213.13 feet, for an arc length of 217.88 feet to a point;

S 42°58'24" W, a distance of 328.12 feet to a point;

THENCE: Southwesterly, along a non-tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 25°44'34", a chord bearing and distance of

S 55°50'38" W, 133.66 feet, for an arc length of 134.79 feet to the POINT OF BEGINNING and containing 0.935 of an acre in the City of San Antonio, Bexar County, Texas. Said zoning tract being described in conjunction with an exhibit prepared under job number 8167-06 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: January 2023
JOB NO. 8167-22
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