

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 16.070 acre, more or less, tract of land, a portion of Lot 14, Block 29, New City Block 17642, Westover Hills Unit 30C recorded in Volume 9614, Pages 7-9 of the Deed and Plat Records of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 16.070 acre tract being more fully described as follows:

- BEGINNING: At a point on the east right-of-way line of State Highway 151, Westside Expressway, a variable width right-of-way, 400' minimum, at the southwest corner of Lot 7, Block 29, NCB 17642, Westover Hills Unit 30A, recorded in Volume 9590, Pages 55-56 of the Deed and Plat Records of Bexar County, Texas and the northwest most corner of said Lot 14;
- THENCE: N 69°48'05" E, departing the east right-of-way line of said State Highway 151, along and with the southeast line of said Lot 7 and the northwest line of said Lot 14, a distance of 72.28 feet to a point;
- THENCE: Northeasterly, continuing along and with the southeast line of said Lot 7 and the northwest line of said Lot 14, along a tangent curve to the left, said curve having a radius of 300.00 feet, a central angle of 16°34'36", a chord bearing and distance of N 61°30'47" E, 86.49 feet, for an arc length of 86.80 feet to a point;
- THENCE: N 53°13'29" E, continuing along and with the southeast line of said Lot 7 and the northwest line of said Lot 14, a distance of 470.04 feet to a point for the southeast corner of said Lot 7;
- THENCE: Northwesterly, along and with the east line of said Lot 7, the west line of said Lot 14, along a non-tangent curve to the left, said curve having a radius of 1600.00 feet, a central angle of 07°59'07", a chord bearing and distance of N 14°57'58" W, 222.81 feet, for an arc length of 222.99 feet to a point;

THENCE: S 84°45'41" E, over and across said Lot 14, a distance of 520.96 feet to a point on the east line of said Lot 14, the west right-of-way line of Rogers Road, an 86-foot right-of-way dedicated in Volume 9556, Pages 185-187 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 00°01'34" E, along and with the west right-of-way line of said Roger Road, the east line of said Lot 14, a distance of 88.16 feet to a point;

THENCE: Southeasterly, continuing along and with the west right-of-way line of said Roger Road, the east line of said Lot 14, along a tangent curve to the left, said curve having a radius of 2093.00 feet, a central angle of 16°14'09", a chord bearing and distance of S 08°08'39" E, 591.11 feet, for an arc length of 593.09 feet to a point for the southeast corner of said Lot 14, be the northwest intersection of said Rogers Road, and Western Cross Road, a 70-foot right-of-way dedicated in Volume 9564, Page 121 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along a reverse curve to the right, said curve having a radius of 15.00 feet, a central angle of 88°38'27", a chord bearing and distance of S 28°03'30" W, 20.96 feet, for an arc length of 23.21 feet to a point;

THENCE: Southwesterly, along and with the northwest right-of-way line of said Western Cross Road, the southeast line of said Lot 14, along a reverse curve to the left, said curve having a radius of 1634.98 feet, a central angle of 06°52'00", a chord bearing and distance of S 68°56'44" W, 195.83 feet, for an arc length of 195.95 feet to a point;

THENCE: S 65°30'44" W, continuing along and with the northwest right-of-way line of said Western Cross Road, the southeast line of said Lot 14, a distance of 674.42 feet to a point for the westerly corner of said Lot 14 and the northeast intersection of said Western Cross Road, and said State Highway 151;

THENCE: N 69°29'16" W, along and with the east right-of-way line of said State Highway 151, the west line of said Lot 14, a distance of 70.71 feet to a point;

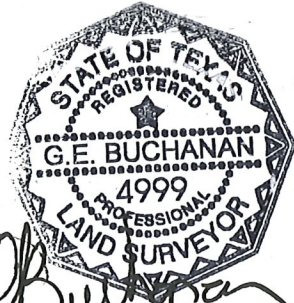
THENCE: N 24°29'16" W, continuing along and with the east right-of-way line of said State Highway 151, the west line of said Lot 14, a distance of 169.83 feet to a point;

THENCE: N 18°46'38" W, continuing along and with the east right-of-way line of said State Highway 151, the west line of said Lot 14, a distance of 201.00 feet to a point;

THENCE: N 20°11'55" W, continuing along and with the east right-of-way line of said State Highway 151, the west line of said Lot 14, a distance of 167.05 feet to the POINT OF BEGINNING and containing 16.070 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 6563-20 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: September 29, 2021  
JOB NO. 6563-20  
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*G.E. Buchanan*  
09/29/2021