SG/cla
09/18/2014
Z-4

CASE NO. Z2014221

AN ORDINANCE 2014-09-18-0718

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 81.221 acres out of Parcel 111, NCB 10879 from "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation Historic Airport Hazard Overlay District to "C-3 AHOD" General Commercial District Airport Hazard Overlay District and "C-3 H AHOD" General Commercial Historic Airport Hazard Overlay District.

SECTION 2. A description of the property is attached as **Attachment "A"** and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective September 28, 2014.

PASSED AND APPROVED this 18th day of September 2014.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

For Robert F. Greenblum, City Attorney

Agenda Item:	**Z-4 (in consent vote: Z-1, P-1, Z-3, Z-4, Z-5, P-2, Z-6, P-4, Z-10)**
Date:	09/18/2014
Time:	02:04:02 PM
Vote Type:	Motion to Approve
Description:	ZONING CASE # Z2014221 (District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District and "MR H AHOD" Military Reservation School of Aerospace Medicine Historic Airport Hazard Overlay District to "C-3 AHOD" General Commercial District Airport Hazard Overlay District and "C-3 H AHOD" General Commercial School of Aerospace Medicine Historic Airport Hazard Overlay District (the Historic District boundaries remaining unchanged) on 81.221 acres out of Parcel 111, NCB 10879 located on portions of the 2400 - 2600 Blocks of Southeast Military Drive, the 2400 Block of Sidney Brooks, and the 7800-7900 Blocks of Dave Erwin Drive. Staff and Zoning Commission recommend approval.
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1		x				
Keith Toney	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5	x					
Ray Lopez	District 6	x					
Mari Aguirre-Rodriguez	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x			x	

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
ZONING EXHIBIT

Z2014221

A 52.589 acre, or 2,290,770 square feet more or less, tract of land out of the remaining portion of a 1308.68 acre tract recorded in Volume 9481, Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, out of the William Small Survey Number 26, Abstract 670, New City Block (N.C.B.) 10879 of the City of San Antonio, Bexar County, Texas. Said 52.589 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

COMMENCING: At a found ½" iron rod with yellow cap marked "Pape-Dawson", in the south right-of-way line of Southeast Military Drive, Loop 13, for the northwest corner of Lot 1, Block 8 of the BCB-Unit 17A Subdivision recorded in Volume 9619, Pages 165-167 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Southeast Military Drive, over and across said 1308.68 acre tract, the following calls and distances:

S 44°43'26" W, a distance of 933.58 feet to the POINT OF BEGINNING;

S 17°01'39" E, a distance of 87.00 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of S 78°42'43" W, a radius of 435.00 feet, a central angle of 41°17'58", a chord bearing and distance of S 09°21'42" W, 306.81 feet, for an arc length of 313.55 feet to a point;

S 30°02'13" W, a distance of 1302.85 feet to a point;

N 59°51'39" W, a distance of 236.39 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 30°02'26" W, a radius of 431.08 feet, a central angle of 50°45'02", a chord bearing and distance of N 85°20'05" W, 369.48 feet, for an arc length of 381.84 feet to a point on the northeast right-of-way line of Old Corpus Christi Road and the southwest line of said 1308.68 acre tract;

THENCE: Along and with the northeast right-of-way line of said Old Corpus Christi Road and the southwest line of said 1308.68 acre tract, the following bearings and distances:

N 20°02'52" W, a distance of 1044.40 feet to a point;

N 20°20'52" W, a distance of 75.72 feet to a point;

Attachment A

Z2014221

THENCE: Departing the northeast right-of-way line of said Old Corpus Christi Road and the southwest line of said 1308.68 acre tract, over and across said 1308.68 acre tract, the following calls and distances:

N 30°02'36" E, a distance of 952.28 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 75°02'36" E, 70.71 feet, for an arc length of 78.54 feet to a point;

S 59°57'24" E, a distance of 245.30 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 35.00 feet, a central angle of 81°55'57", a chord bearing and distance of N 79°04'38" E, 45.89 feet, for an arc length of 50.05 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 50°20'05" E, a radius of 348.15 feet, a central angle of 81°48'22", a chord bearing and distance of N 80°34'06" E, 455.93 feet, for an arc length of 497.09 feet to a point;

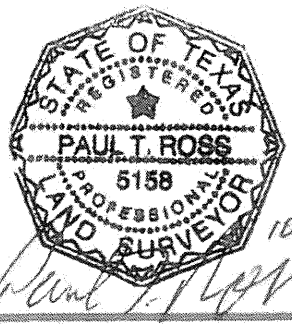
Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of S 29°49'05" W, a radius of 407.05 feet, a central angle of 24°41'20", a chord bearing and distance of S 47°50'15" E, 174.04 feet, for an arc length of 175.40 feet to a point;

S 35°23'13" E, a distance of 355.53 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 435.00 feet, a central angle of 12°37'13", a chord bearing and distance of S 29°04'37" E, 95.62 feet, for an arc length of 95.81 feet to the POINT OF BEGINNING, and containing 52.589 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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."

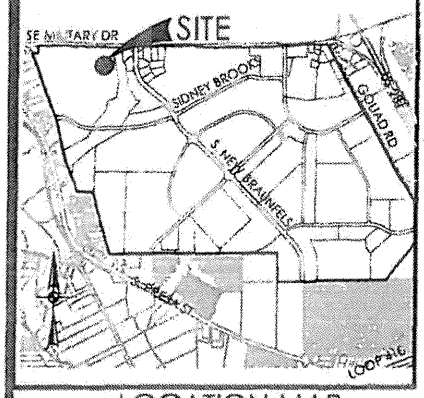
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 10, 2014
JOB NO. 5735-87
DOC. ID. N:\CIVIL\5735-87\WORD\5735-87 FN 52.589 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



10 July, 14

PAPE-DAWSON ENGINEERS

Z2014221



LOCATION MAP

NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, 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."

1 inch = 500'

500' 0' 250' 500'

S.E. MILITARY DR (LOOP 13)

P.O.C.
FD. ½" I.R.(PD)

933.58'

S44°43'26"W

RADIAL BEARING
S29°49'05"W

RADIAL BEARING
S50°20'05"E

WILLIAM SMALL SURVEY NUMBER 26
ABSTRACT 670

P.O.B.

RADIAL BEARING
S78°42'43"W

52.589 ACRES
(2,290,770 SQ. FT. MORE OR LESS)

N.C.B. 10879

RADIAL BEARING
S30°02'26"W

OLD CORPUS CHRISTI ROAD

901

LOT 1

LOT 2

LOT 3

S NEW BRAUNFELS AVE

BLOCK 8
NCB 10879

OWNER: BROOKS DEVELOPMENT AUTHORITY
1308.68 ACRES
(VOL 9481, PGS 934-972 OPR)

BCB-UNIT 17A
(VOL 9619, PGS 165-167 OPR)

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	435.00'	41°17'58"	S09°21'42"W	306.81'	313.55'
C2	431.08'	50°45'02"	N85°20'05"W	369.48'	381.84'
C3	50.00'	90°00'00"	N75°02'36"E	70.71'	78.54'
C4	35.00'	81°55'57"	N79°04'38"E	45.89'	50.05'
C5	348.15'	81°48'22"	N80°34'06"E	455.93'	497.09'
C6	407.05'	24°41'20"	S47°50'15"E	174.04'	175.40'
C7	435.00'	12°37'13"	S29°04'37"E	95.62'	95.81'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S17°01'39"E	87.00'
L2	S30°02'13"W	1302.85'
L3	N59°51'39"W	236.39'
L4	N20°02'52"W	1044.40'
L5	N20°20'52"W	75.72'
L6	N30°02'36"E	952.28'
L7	S59°57'24"E	245.30'
L8	S35°23'13"E	355.53'

STATE OF TEXAS
REGISTERED
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

10 July, 14

EXHIBIT FOR ZONING

A 52.589 ACRE, OR 2,290,770 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A 1308.68 ACRE TRACT RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W.M. SMALL SURVEY NO. 26, ABSTRACT 670, COUNTY BLOCK 5158, NOW IN NEW CITY BLOCK (N.C.B.) 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

JULY 10, 2014 JOB No.: 5735-87

Date: Jul 10, 2014, 10:28am User ID: YBalmaceda
File: N:\CIVIL\5735-87\5735-87 EX ZONING C3-H.dwg

FIELD NOTES
FOR
ZONING EXHIBIT

A 22.495 acre, or 979,887 square feet more or less, tract of land out of the remaining portion of a 1308.68 acre tract recorded in Volume 9481, Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, out of the William Small Survey Number 26, Abstract 670, New City Block (N.C.B.) 10879 of the City of San Antonio, Bexar County, Texas. Said 22.495 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

BEGINNING: At a found ½" iron rod with yellow cap marked "Pape-Dawson", in the south right-of-way line of Southeast Military Drive, Loop 13, for the northwest corner of Lot 1, Block 8 of the BCB-Unit 17A Subdivision recorded in Volume 9619, Pages 165-167 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Southeast Military Drive, over and across said 1308.68 acre tract, the following calls and distances:

S 44°43'26" W, a distance of 933.58 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 67°13'59" W, a radius of 435.00 feet, a central angle of 12°37'13", a chord bearing and distance of N 29°04'37" W, 95.62 feet, for an arc length of 95.81 feet to a point;

N 35°23'13" W, a distance of 355.53 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 54°30'25" W, a radius of 407.05 feet, a central angle of 24°41'20", a chord bearing and distance of N 47°50'15" W, 174.04 feet, for an arc length of 175.40 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 31°28'16" W, a radius of 348.15 feet, a central angle of 81°48'22", a chord bearing and distance of S 80°34'06" W, 455.93 feet, for an arc length of 497.09 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 51°53'21" W, a radius of 35.00 feet, a central angle of 81°55'57", a chord bearing and distance of S 79°04'38" W, 45.89 feet, for an arc length of 50.05 feet to a point;

Z2014221

N 59°57'24" W, a distance of 245.30 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 75°02'36" W, 70.71 feet, for an arc length of 78.54 feet to a point;

S 30°02'36" W, a distance of 952.28 feet to a point on the northeast right-of-way line of Old Corpus Christi Road and the southwest line of said 1308.68 acre tract;

THENCE: N 20°20'52" W, along and with the northeast right-of-way line of said Old Corpus Christi Road and the southwest line of said 1308.68 acre tract, a distance of 861.74 feet to a point for the southwest corner of Lot 2 of the Gulf Oil Corporation Subdivision recorded in Volume 4900, Page 21 of said Deed and Plat Records, the northwest corner of said 1308.68 acre tract;

THENCE: N 89°33'58" E, along and with the south line of said Lot 2, a distance of 166.06 feet to a point, the southeast corner of said Lot 2;

THENCE: N 00°51'11" E, along and with the east line of said Lot 2, a distance of 206.44 feet to a point, the northeast corner of said Lot 2 on the south right-of-way line of said Southeast Military Drive;

THENCE: Along and with the south right-of-way line of said Southeast Military Drive and the north line said 1308.68 acre tract, the following calls and distances:

N 89°27'31" E, a distance of 772.65 feet to a point;

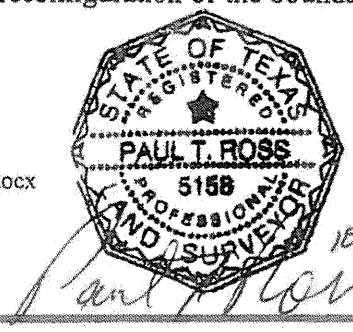
S 88°39'08" E, a distance of 1160.80 feet to a point;

S 78°45'48" E, a distance of 101.98 feet to a point;

N 89°55'36" E, a distance of 387.95 feet to the POINT OF BEGINNING, and containing 22.495 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

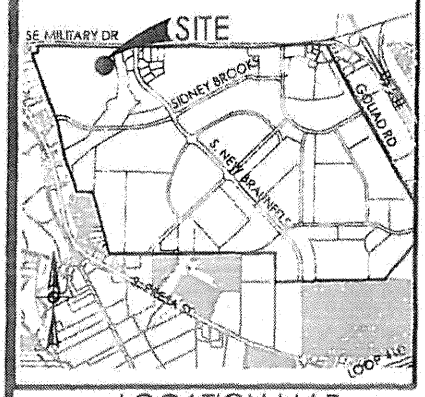
"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 10, 2014
JOB NO. 5735-87
DOC. ID. N:\CIVIL\5735-87\WORD\5735-87 FN 22.495 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



10 July, 14

PAPE-DAWSON ENGINEERS



LOCATION MAP

NOT-TO-SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

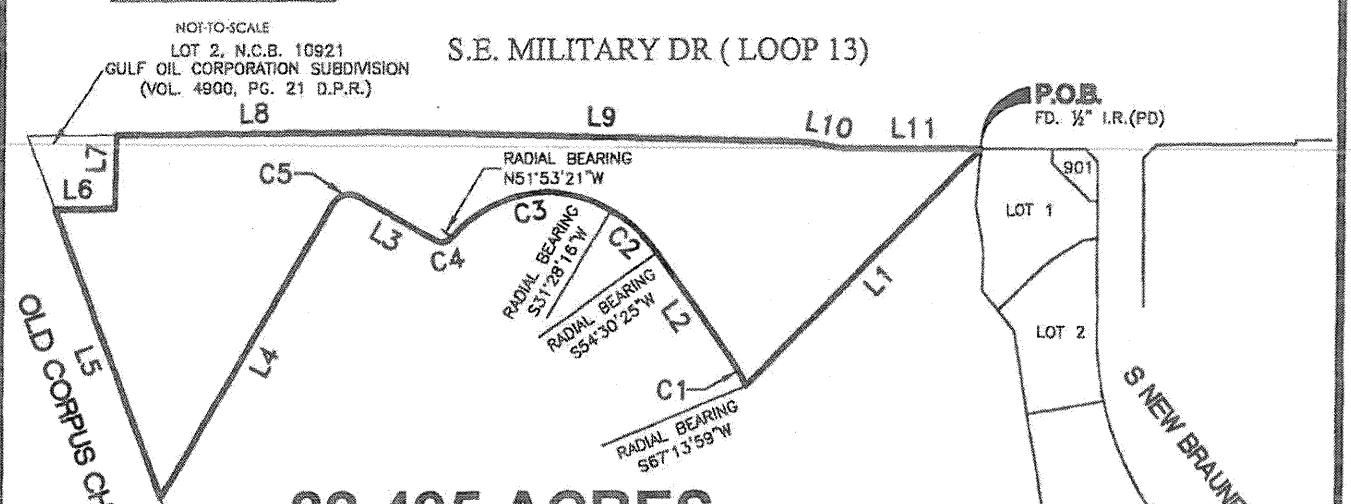
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, 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."

Z20144221

1 inch = 500'

500' 0' 250' 500'



22.495 ACRES
(979,887 SQ. FT. MORE OR LESS)

OWNER: BROOKS DEVELOPMENT AUTHORITY
1308.68 ACRES
(VOL 9481, PGS 934-972 OPR)

WILLIAM SMALL SURVEY NUMBER 26
ABSTRACT 670

N.C.B. 10879

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°43'26"W	933.58'
L2	N35°23'13"W	355.53'
L3	N59°57'24"W	245.30'
L4	S30°02'36"W	952.28'
L5	N20°20'52"W	861.74'
L6	N89°33'58"E	166.06'
L7	N00°51'11"E	206.44'
L8	N89°27'31"E	772.65'
L9	S88°39'08"E	1160.80'
L10	S78°45'48"E	101.98'
L11	N89°55'36"E	387.95'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	435.00'	12°37'13"	N29°04'37"W	95.62'	95.81'
C2	407.05'	24°41'20"	N47°50'15"W	174.04'	175.40'
C3	348.15'	81°48'22"	S80°34'06"W	455.93'	497.09'
C4	35.00'	81°55'57"	S79°04'38"W	45.69'	50.05'
C5	50.00'	90°00'00"	S75°02'36"W	70.71'	78.54'

STATE OF TEXAS
REGISTERED
PAUL T. ROSS
5158
PROFESSIONAL
LAND SURVEYOR

10 July, 14

EXHIBIT FOR
ZONING

A 22.495 ACRE, OR 979,887 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A 1308.68 ACRE TRACT RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W.M. SMALL SURVEY NO. 26, ABSTRACT 670, COUNTY BLOCK 5158, NOW IN NEW CITY BLOCK (N.C.B.) 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-06

JULY 10, 2014 JOB No.: 5735-87

Date: Jul 10, 2014, 10:29am User ID: YBalmaceda
File: N:\CIVIL\5735-87\5735-87 EX ZONING 24.495 AC_C3.dwg

FIELD NOTES
FOR
ZONING EXHIBIT

A 6.137 acre, or 267,329 square feet more or less, tract of land out of the remaining portion of a 1308.68 acre tract recorded in Volume 9481, Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, out of the William Small Survey Number 26, Abstract 670, New City Block (N.C.B.) 10879 of the City of San Antonio, Bexar County, Texas. Said 6.137 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

COMMENCING: At a found ½" iron rod with yellow cap marked "Pape-Dawson", in the south right-of-way line of Southeast Military Drive, Loop 13, for the northwest corner of Lot 1, Block 8 of the BCB-Unit 17A Subdivision recorded in Volume 9619, Pages 165-167 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Southeast Military Drive, over and across said 1308.68 acre tract, the following calls and distances:

S 16°19'44" W, a distance of 2060.25 feet to the POINT OF BEGINNING;

S 40°05'08" W, a distance of 458.13 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 01°12'45" W, a radius of 772.07 feet, a central angle of 17°33'21", a chord bearing and distance of N 82°26'04" W, 235.64 feet, for an arc length of 236.57 feet to a point;

N 63°26'42" W, a distance of 121.80 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radial bearing of N 26°37'13" E, a radius of 1524.91 feet, a central angle of 05°01'25", a chord bearing and distance of N 60°52'05" W, 133.66 feet, for an arc length of 133.70 feet to a point;

N 30°02'13" E, a distance of 550.74 feet to a point;

S 59°57'24" E, a distance of 552.91 feet to the POINT OF BEGINNING, and containing 6.137 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC663.21, 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: July 10, 2014
JOB NO. 5735-87
DOC. ID. N:\CIVIL\5735-87\WORD\5735-87 FN 6.137 AC.docx
TBPE Firm Registration #470
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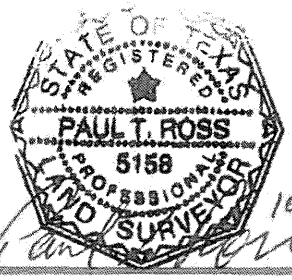
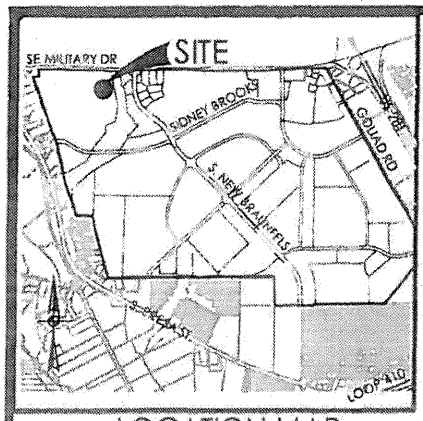


10 JULY, 14

Z2014221



LOCATION MAP

NOT TO SCALE

LEGEND:

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, 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."

1 inch = 500'

500' 0' 250' 500'

S.E. MILITARY DR (LOOP 13)

LOT 2, N.C.B. 10921
GULF OIL CORPORATION SUBDIVISION
(VOL. 4900, PG. 21 D.P.R.)

P.O.C.
FD. ½" I.R.(PD)

OWNER: BROOKS DEVELOPMENT AUTHORITY
1308.68 ACRES
(VOL 9481, PGS 934–972 OPR)

WILLIAM SMALL SURVEY NUMBER 26
ABSTRACT 670

N.C.B. 10879

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	772.07'	17°33'21"	N82°26'04"W	235.64'	236.57'
C2	1524.91'	5°01'25"	N60°52'05"W	133.66'	133.70'

OLD CORPUS CHRISTI ROAD

S16°19'44"W 2060.25'

901

LOT 1

LOT 2

LOT 3

S NEW BRAUNFELS AVE

BLOCK 8
NCB 10879

BCB–UNIT 17A
(VOL 9619, PGS 165–167 DPR)

6.137 ACRES
(267,329 SQ. FT. MORE OR LESS)

L3 L4 P.O.B. RADIAL BEARING N26°37'13"E C2 L2 C1 L1 RADIAL BEARING N01°12'45"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°05'08"W	458.13'
L2	N63°26'42"W	121.80'
L3	N30°02'13"E	550.74'
L4	S59°57'24"E	552.91'

STATE OF TEXAS REGISTERED PAUL T. ROSS 5158 PROFESSIONAL LAND SURVEYOR

EXHIBIT FOR ZONING 10 July, 14

A 6.137 ACRE, OR 267,329 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE REMAINING PORTION OF A 1308.68 ACRE TRACT RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W.M. SMALL SURVEY NO. 26, ABSTRACT 670, COUNTY BLOCK 5158, NOW IN NEW CITY BLOCK (N.C.B.) 10879 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

JULY 10, 2014 JOB No.: 5735–87

Date: Jul 10, 2014, 10:28am User ID: YBalmaceda
File: N:\CIVIL\5735-87\5735-87 EX ZONING 6.137 AC_C3.dwg