SG/cla
02/18/2016
# Z-14

CASE NO. Z2016024

AN ORDINANCE 2016-02-18-0130

# 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 approximately 254.542 acres of land out of NCB 10879 from "MR AHOD" Military Reservation Airport Hazard Overlay to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.04 acres and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 230.502 acres.

**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 February 28, 2016.

**PASSED AND APPROVED** this 18th day of February, 2016.

M A Y O R
**Ivy R. Taylor**

**ATTEST:**

Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

FOR Martha G. Sepeda, Acting City Attorney

| | |
|---|---|
| **Agenda Item:** | **Z-14 ( in consent vote: 32, Z-3, Z-4, Z-5, P-2, Z-7, Z-9, Z-10, Z-11, Z-12, P-5, Z-14, P-7, Z-16, P-8, Z-18, P-9, Z-19, Z-23, Z-26, P-11, Z-27, P-12, Z-28, P-13, Z-29, Z-30 )** |
| **Date:** | 02/18/2016 |
| **Time:** | 03:14:03 PM |
| **Vote Type:** | Motion to Approve |
| **Description:** | ZONING CASE # Z2016024 (Council District 3): An Ordinance amending the Zoning District Boundary from "MR AHOD" Military Reservation Airport Hazard Overlay District to "C-3 AHOD" General Commercial Airport Hazard Overlay District on 24.04 acres of land out of NCB 10879 and "I-1 AHOD" General Industrial Airport Hazard Overlay District on 230.502 acres of land out of NCB 10879, generally located in the 3800 Block of Lyster Road at the intersection of Goliad Road and Lyster Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 16006) |
| **Result:** | Passed |

| Voter | Group | Not Present | Yea | Nay | Abstain | Motion | Second |
|---|---|---|---|---|---|---|---|
| Ivy R. Taylor | Mayor | | x | | | | |
| Roberto C. Treviño | District 1 | | x | | | | |
| Alan Warrick | District 2 | | x | | | | |
| Rebecca Viagran | District 3 | | x | | | | |
| Rey Saldaña | District 4 | | x | | | | |
| Shirley Gonzales | District 5 | | x | | | | |
| Ray Lopez | District 6 | x | | | | | |
| Cris Medina | District 7 | x | | | | | |
| Ron Nirenberg | District 8 | | x | | | | x |
| Joe Krier | District 9 | | x | | | | |
| Michael Gallagher | District 10 | | x | | | x | |

Z2016024

PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELD NOTES
FOR
ZONING

A 230.502 acre, more or less, tract of land comprised of 7.275 acres out of Lot 2, Block 4 of the BCB - Units 4, 5B, 6A & 6B subdivision recorded in Volume 9684, Pages 126-131 of the Deed and Plat Records of Bexar County, Texas and 225.105 acres out of that 1308.68 acre tract described in deed to Brooks Development Authority recorded in Volume 9481, Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, out of the Justo Esqueda Survey 100, Abstract 213, County Block 5154, out of the Lysander Wells Survey No. 99, Abstract 795, County Block 5160, and out of the William Small Survey 26, Abstract 670, County Block 5158, now in New City Block 10879 in the City of San Antonio, Bexar County, Texas. Said 230.502 acre tract being more fully described as follows:

COMMENCING: At a the southeast corner of said 1308.68 acre tract, on the northwest line of a 20.9 acre tract described in deed to the City of San Antonio and recorded in Volume 7575, Pages 422-432 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE : S 89°36'25" W, along and with the southeast line of said 1308.68 acer tract, the northwest line of said 20.9 acre tract, a distance of 460.12 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Along and with the southeast line of said 1308.68 acre tract, the northwest line of said 20.9 acre tract, the following bearings and distances:

S 89°36'25" W, a distance of 1576.78 feet to a point;

S 06°13'55" W, a distance of 23.91 feet to a point;

S 36°58'55" W, a distance of 25.29 feet to a point;

S 89°43'39" W, a distance of 315.57 feet to a point;

THENCE: Departing the southeast line of said 1308.68 acre tract, over and across said 1308.68 acre tract the following bearings and distances:

N 00°27'51" W, a distance of 438.07 feet to a point;


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2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

**Attachment A**

Northwesterly, along a tangent curve to the left, said curve having a radius of 1060.00 feet, a central angle of 42°56'38", a chord bearing and distance of N 21°56'09" W, 776.02 feet, for an arc length of 794.48 feet to a point;

N 43°24'28" W, a distance of 1539.10 feet to a point;

N 46°35'32" E, a distance of 1612.94 feet to a point;

S 89°44'40" E, a distance of 92.99 feet to a point;

N 00°15'20" E, a distance of 268.22 feet to a point;

S 89°44'40" E, at a distance of 400.00 feet passing the west line of said Lot 2, and continuing for a total distance of 445.40 feet to a point;

THENCE: Northeasterly, over and across said Lot 2, along a tangent curve to the left, said curve having a radius of 1643.00 feet, a central angle of 29°53'25", a chord bearing and distance of N 75°18'37" E, 847.44 feet, for an arc length of 857.13 feet to a point on the northeast line of said Lot 2;

S 30°57'18" E, along and with the northeast line of said Lot 2, a distance of 0.99 feet to a point;

THENCE: Departing the northeast line of said Lot 2, over and across said 1308.68 acre tract the following bearings and distances:

N 60°44'08" E, a distance of 659.63 feet to a point;

N 29°15'52" W, a distance of 613.83 feet to a point;

N 60°24'10" E, a distance of 88.95 feet to a point on the southwest line of a 21.46 acre tract recorded in Volume 14162, page 682 of the Official Public Records of Bexar County, Texas;

THENCE: S 29°33'18" E, along and with the southwest line of said 21.46 acre tract, a distance of 777.29 feet to a point;

THENCE: S 29°14'45" E, continuing along and with the southwest line of said 21.46 acre tract, a distance of 1464.23 feet to a point;

Z 2016024



THENCE: S 30°20'56" E, continuing along and with the southwest line of said 21.46 acre tract, a distance of 497.14 feet to a point;

THENCE: S 89°08'50" W, over and across said 1308.68 acre tract, a distance of 1004.81 feet to a point on the east right-of-way line of Aviation Landing, a 70-foot right-of-way recorded in Volume 9583, Page 104-106 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 00°51'10" W, along and with the east right-of-way line of said Aviation Landing, a distance of 201.88 feet to a point for the north end of said Aviation Landing;

THENCE: S 89°08'50" W, along and with the north end of said Aviation Landing, a distance of 70.00 feet to a point for the west right-of-way line of said Aviation Landing;

THENCE: Along and with the west right-of-way line of said Aviation Landing, the west end of Lyster Road, an 86-foot right-of-way also recorded in said Volume 9583, Page 104-106, and the south right-of-way line of said Lyster Road, the following bearings and distances:

S 00°51'10" E, a distance of 850.42 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 44°08'50" W, 21.21 feet, for an arc length of 23.56 feet to a point;

S 89°08'50" W, a distance of 87.85 feet to a point;

S 00°51'10" E, a distance of 86.00 feet to a point;

N 89°08'50" E, a distance of 172.85 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 657.00 feet, a central angle of 28°09'51", a chord bearing and distance of S 76°46'14" E, 319.71 feet, for an arc length of 322.95 feet to a point;

THENCE: Departing the south right-of-way line of said Lyster Road, over and across said 1308.68 acre tract the following bearings and distances:

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S 49°20'03" W, a distance of 220.59 feet to a point;

S 40°39'57" E, a distance of 297.31 feet to a point;

S 49°20'03" W, a distance of 418.11 feet to a point;

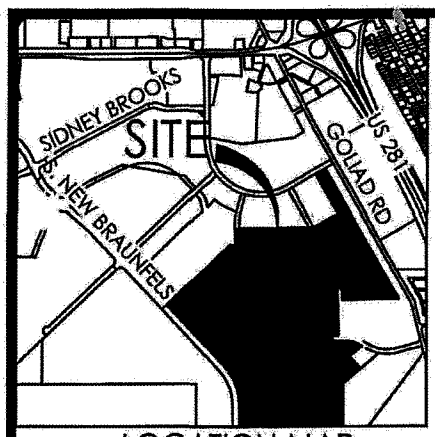
S 00°00'00" E, a distance of 847.80 feet to the POINT OF BEGINNING, and containing 230.502 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 8700-18 by Pape-Dawson Engineers, Inc.

"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: December 4, 2015
JOB NO. 8700-18
DOC. ID. N:\CIVIL\8700-18\WORD\8700-18 FN-230.502 AC ZN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
DAVID A. GARGANIOVA
4251
PROFESSIONAL
LAND SURVEYOR

Z2016024 PA 16006




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 |
| FIR | FOUND 1/2" IRON ROD |

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. "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 = 1,000'

1,000' 0' 500' 1,000'

ZONING

# 230.502 ACRES

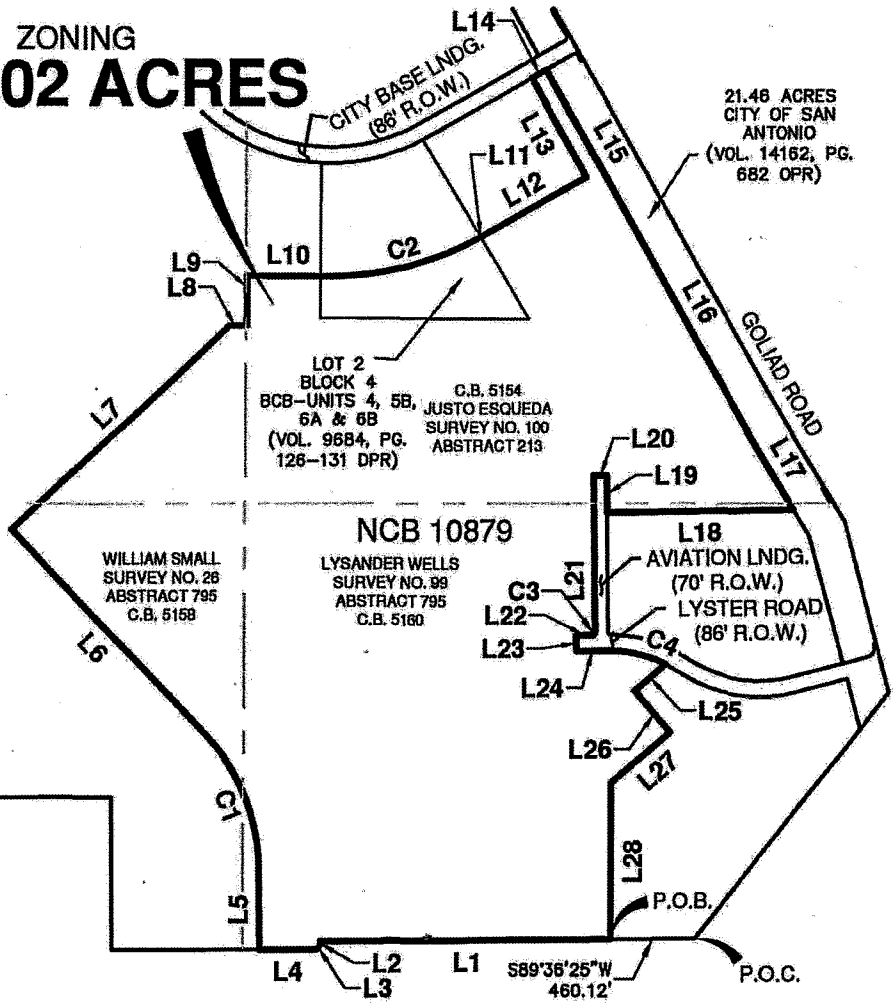



EXHIBIT
FOR
ZONING

STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

A 230.502 ACRE, MORE OR LESS, TRACT OF LAND COMPRISED OF 7.275 ACRES OUT OF LOT 2, BLOCK 4 OF THE BCB - UNITS 4, 5B, 6A & 6B SUBDIVISION RECORDED IN VOLUME 9684, PAGES 126-131 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 225.105 ACRES OUT OF THAT 1308.68 ACRE TRACT DESCRIBED IN DEED TO BROOKS DEVELOPMENT AUTHORITY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUSTO ESQUEDA SURVEY 100, ABSTRACT 213, COUNTY BLOCK 5154, OUT OF THE LYSANDER WELLS SURVEY NO. 99, ABSTRACT 795, COUNTY BLOCK 5160, AND OUT OF THE WILLIAM SMALL SURVEY 26, ABSTRACT 670, COUNTY BLOCK 5158, NOW IN NEW CITY BLOCK 10879 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.


PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800


SHEET 1 OF 2

DECEMBER 4, 2015 JOB No.: 8700-18


Date: Dec 04, 2015, 4:15pm User ID: MHolmes
File: M:\CIVIL\8700-18\8700-18 ZN-230.502 AC.dwg

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S89°36'25"W | 1576.78' |
| L2 | S06°13'55"W | 23.91' |
| L3 | S36°58'55"W | 25.29' |
| L4 | S89°43'39"W | 315.57' |
| L5 | N00°27'51"W | 438.07' |
| L6 | N43°24'28"W | 1539.10' |
| L7 | N46°35'32"E | 1612.94' |
| L8 | S89°44'40"E | 92.99' |
| L9 | N00°15'20"E | 268.22' |
| L10 | S89°44'40"E | 445.40' |
| L11 | S30°57'18"E | 0.99' |
| L12 | N60°44'08"E | 659.63' |
| L13 | N29°15'52"W | 613.83' |
| L14 | N60°24'10"E | 88.95' |
| L15 | S29°33'18"E | 777.29' |
| L16 | S29°14'45"E | 1464.23' |
| L17 | S30°20'56"E | 497.14' |
| L18 | S89°08'50"W | 1004.81' |
| L19 | N00°51'10"W | 201.88' |
| L20 | S89°08'50"W | 70.00' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L21 | S00°51'10"E | 850.42' |
| L22 | S89°08'50"W | 87.85' |
| L23 | S00°51'10"E | 86.00' |
| L24 | N89°08'50"E | 172.85' |
| L25 | S49°20'03"W | 220.59' |
| L26 | S40°39'57"E | 297.31' |
| L27 | S49°20'03"W | 418.11' |
| L28 | S00°00'00"E | 847.80' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 1060.00' | 42°56'38" | N21°56'09"W | 776.02' | 794.48' |
| C2 | 1643.00' | 29°53'25" | N75°18'37"E | 847.44' | 857.13' |
| C3 | 15.00' | 90°00'00" | S44°08'50"W | 21.21' | 23.56' |
| C4 | 657.00' | 28°09'51" | S76°46'14"E | 319.71' | 322.95' |

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800



DECEMBER 4, 2015 JOB No.: 8700-18

Date: Dec 04, 2015, 2:55pm User ID: MHolmes
File: N:\CIVIL\8700-18\8700-18 ZN-230.502 AC.dwg

Z2016024

PAPE-DAWSON ENGINEERS

FIELD NOTES

FOR TRACT 20

A 8.887 acre, or 387,114 square feet more or less, tract of land being Lot 5, Block 6 of the BCB Unit 6 subdivision recorded in Volume 9685, Pages 62-64 of the Deed and Plat Records of Bexar County, Texas, out of the Justo Esqueda Survey 100, Abstract 213, County Block 5154, now in New City Block 10879 in the City of San Antonio, Bexar County, Texas. Said 8.887 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;

BEGINNING: At a set ½" iron rod with yellow cap marked "Pape-Dawson" on the southeast right-of-way line of City Base Landing, an 86-foot wide public right-of-way dedicated in the Brooks City-Base, Unit 1 subdivision recorded in Volume 9568, Pages 12-13, of the Deed and Plat Records of Bexar County, Texas, at the north corner of Lot 5, Block 6 of said BCB - Unit 6 subdivision, a north corner of Tract 21 surveyed concurrently;

THENCE: S 29°15'52" E, departing the south right-of-way line of said City Base Landing, with the northeast line of said Lot 5 and a line of said Lot 4, a distance of 614.83 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the east corner of said Lot 5, a reentrant corner of said 4, and said Tract 21;

THENCE: S 60°44'08" W, with the southeast line of said Lot 5 and a northwest line of said Lot 4, a distance of 653.92 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the south corner of said Lot 5, the east corner of said Lot 4 and the east corner of said Tract 21

THENCE: With the southwest lines of said Lot 5, the following bearings and distances:

N 29°15'52" W, a distance of 225.72 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 17°34'31" W, a distance of 59.23 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" ;

N 29°15'52" W, a distance of 11.65 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of tangent curvature;



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Along a tangent curve to the right, said curve having a radius of 353.00 feet, a central angle of 12°41'43", a chord bearing and distance of N 22°55'01" W, 78.06 feet, for an arc length of 78.22 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of tangency;

N 16°34'09" W, a distance of 123.86 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of tangent curvature;

Along a tangent curve to the left, said curve having a radius of 447.00 feet, a central angle of 05°22'33", a chord bearing and distance of N 19°15'26" W, 41.92 feet, for an arc length of 41.94 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" for a point of reverse curvature;

THENCE: Along a reverse curve to the right, said curve having a radius of 88.00 feet, a central angle of 82°20'52", a chord bearing and distance of N 19°13'44" E, 115.87 feet, for an arc length of 126.48 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the southeast right-of-way line of that aforementioned City Base Landing;

THENCE: N 60°24'10" E, with the said southeast right-of-way line of said City Base Landing and the northwest line of said Lot 5, a distance of 512.02 feet to the POINT OF BEGINNING, and containing 8.887 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 description and map prepared under job number 9210-15 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: June 25, 2015
JOB NO. 9210-15
DOC. ID. N:\Survey15\15-9200\9210-15\Word\9210-15 FN TRACT 20.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

Z2016024

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S16°34'09"E | 123.86' |
| L2 | S29°15'52"E | 293.54' |
| L3 | N89°44'40"W | 445.40' |
| L4 | N00°15'20"E | 147.48' |
| L5 | N18°12'00"E | 146.75' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 17.00' | 88°20'00" | S73°47'41"E | 23.69' | 26.21' |
| C2 | 365.00' | 13°03'32" | S23°05'55"E | 83.01' | 83.19' |
| C3 | 435.00' | 12°41'43" | S22°55'01"E | 96.19' | 96.39' |
| C4 | 1643.00' | 27°38'56" | S76°25'52"W | 785.18' | 792.85' |
| C5 | 1235.00' | 17°56'41" | N09°13'40"E | 385.21' | 386.79' |
| C6 | 1033.00' | 47°26'22" | N85°45'30"E | 831.08' | 855.30' |

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

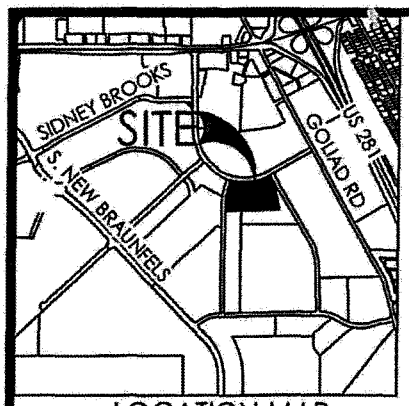
OCTOBER 13, 2015

JOB No.: 9351-15



Date: Oct 16, 2015, 2:05pm User ID: MHolmes
File: N:\Survey15\15-9300\9351-15\9351-15 ZN-15.164 AC.dwg

Z2016024




LOCATION MAP

NOT-TO-SCALE

LEGEND:

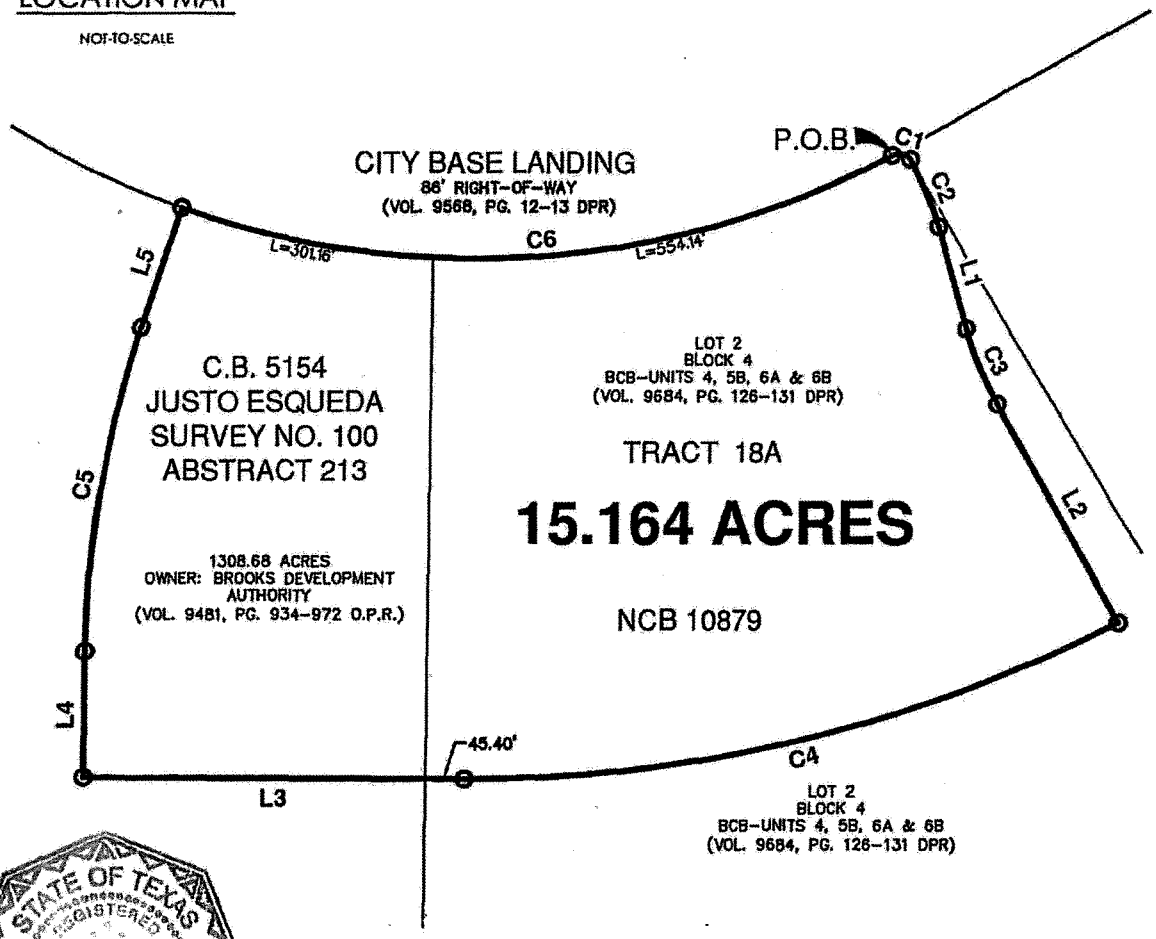
| | |
|---|---|
| DR | DEED RECORDS OF BEXAR COUNTY, TEXAS |
| OPR | OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS |
| DPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS |
| FIR | FOUND 1/2" IRON ROD |

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. "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 = 200'

200' 0' 100' 200'




STATE OF TEXAS REGISTERED DAVID A. NOVA 4261 PROFESSIONAL LAND SURVEYOR

EXHIBIT
FOR
ZONING

A 15.164 ACRE, MORE OR LESS, TRACT OF LAND COMPRISED OF 9.713 ACRES OUT OF LOT 2, BLOCK 4 OF THE BCB - UNITS 4, 5B, 6A & 6B SUBDIVISION RECORDED IN VOLUME 9684, PAGES 126-131 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND 5.450 ACRES OUT OF THAT 1308.68 ACRE TRACT DESCRIBED IN DEED TO BROOKS DEVELOPMENT AUTHORITY RECORDED IN VOLUME 9481, PAGES 934-972 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JUSTO ESQUEDA SURVEY 100, ABSTRACT 213, COUNTY BLOCK 5154, NOW IN NEW CITY BLOCK 10879 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

SHEET 1 OF 2

OCTOBER 13, 2015 JOB No.: 9351-15

Date: Oct 16, 2015, 2:38pm User ID: MNolasco
File: N:\Survey15\15-9300\9351-15\9351-15 ZN-15.164 AC.dwg

Z2016024

PAPE-DAWSON ENGINEERS
ANNIVERSARY

FIELD NOTES
FOR
ZONING
TRACT 18A

A 15.164 acre, more or less, tract of land comprised of 9.713 acres out of Lot 2, Block 4 of the BCB - Units 4, 5B, 6A & 6B subdivision recorded in Volume 9684, Pages 126-131 of the Deed and Plat Records of Bexar County, Texas and 5.450 acres out of that 1308.68 acre tract described in deed to Brooks Development Authority recorded in Volume 9481, Pages 934-972 of the Official Public Records of Real Property of Bexar County, Texas, out of the Justo Esqueda Survey 100, Abstract 213, County Block 5154, now in New City Block 10879 in the City of San Antonio, Bexar County, Texas. Said 15.164 acre tract being more fully described as follows:

BEGINNING: At a point on the southeast right-of-way line of City Base Landing, an 86-foot right-of-way dedicated in Volume 9568, Page 12-13 of the Official Public Records of Bexar County, Texas, from which the west end of a curve at the northeast corner of said Lot 2 bears N 61°59'14" E, a distance of 1.85 feet;

THENCE: Departing the southeast right-of-way line of said City Base Landing, over and across said Lot 2, the following bearings and distances:

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 17.00 feet, a central angle of 88°20'00", a chord bearing and distance of S 73°47'41" E, 23.69 feet, for an arc length of 26.21 feet to a point;

Southeasterly, along a compound curve to the right, said curve having a radius of 365.00 feet, a central angle of 13°03'32", a chord bearing and distance of S 23°05'55" E, 83.01 feet, for an arc length of 83.19 feet to a point;

S 16°34'09" E, a distance of 123.86 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 435.00 feet, a central angle of 12°41'43", a chord bearing and distance of S 22°55'01" E, 96.19 feet, for an arc length of 96.39 feet to a point;

S 29°15'52" E, a distance of 293.54 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 1643.00 feet, a central angle of 27°38'56", a chord bearing and distance of S 76°25'52" W, 785.18 feet, for an arc length of 792.85 feet to a point;

N 89°44'40" W, at a distance of 45.40 feet passing the west line of said Lot 2, and continuing for a total distance of 445.40 feet to a point;



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THENCE: Over and across said 1308.68 acre tract the following bearings and distances:

N 00°15'20" E, a distance of 147.48 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 1235.00 feet, a central angle of 17°56'41", a chord bearing and distance of N 09°13'40" E, 385.21 feet, for an arc length of 386.79 feet to a point;

N 18°12'00" E, a distance of 146.75 feet to a point on the southeast right-of-way line of said City Base Landing;

THENCE: Northeasterly, along and with the southeast right-of-way line of said City Base Landing, along a curve to the left, said curve having a radius of 1033.00 feet, a central angle of 47°26'22", a chord bearing and distance of N 85°45'30" E, 831.08 feet, passing the northwest corner of said Lot 2 and continuing for a total arc length of 855.30 feet to the POINT OF BEGINNING, and containing 15.164 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 description and map prepared under job number 9351-15 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: October 13, 2015
JOB NO. 9351-15
DOC. ID. N:\Survey15\15-9300\9351-15\Word\9351-15 FN-15.164 AC.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

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