

RESOLUTION NO.

RECOMMENDING APPROVAL OF AN AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE SOUTHEAST COMMUNITY AREA PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE BOUNDARY OF THE PLAN AREA TO INCLUDE 794.5 ACRES OF LAND, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF LOOP 410 AND NEW SULPHUR SPRINGS ROAD, AND APPLYING THE “BUSINESS/INNOVATION MIXED USE” FUTURE LAND USE DESIGNATION TO 218.3 ACRES OUT OF CB 5151 AND CB 5152, AND THE “URBAN MIXED USE” FUTURE LAND USE DESIGNATION TO 528 ACRES OUT OF CB 5132 AND CB 5151, AND 48.2 ACRES OUT OF CB 5132.

WHEREAS, the Southeast Community Area Plan was adopted on December 15, 2022 as a component of the Comprehensive Master Plan adopted May 29, 1997; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Comprehensive Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing and recommended **Approval** of the proposed amendment on October 9, 2024; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **Consistent** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Southeast Community Area Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission’s recommendation for **Approval** as an amendment to the City’s Comprehensive Master Plan.

SECTION 2. Descriptions of the property, including the 218.3 acres out of CB 5151 and CB 5152, the 528 acres out of CB 5132 and CB 5151, and 48.2 acres out of CB 5132 for a total of 794.5 acres, are attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

PASSED AND APPROVED ON THIS THIS 9th DAY OF OCTOBER 2024

Attest:

Executive Secretary
San Antonio Planning Commission

Approved:

Matthew Proffitt, Chair
San Antonio Planning Commission

EXHIBIT “A”

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 218.3 acre tract of land being all of a called 206.3513 acre tract of land, recorded in Document No. 20190088155 of said Official Public Records, all of a called 8.04 acre tract of land, recorded in Document No. 20190088159 of said Official Public Records, all of a called 1.605 acre tract of land, recorded in Document No. 20190088165 of said Official Public Records, and all of a called 1.85 acre tract of land, recorded in Document No. 20190088158 of said Official Public Records, all described in deeds to R City Developments Inc., being out of the Miguel Manchaca Survey No. 52, Abstract 502, County Block 5151, and the Miguel Gortari Survey No. 5, Abstract 252, County Block 5152 in Bexar County, Texas. Said 218.3 acre tract being more fully described as follows, with bearings based on record deed information:

BEGINNING: At a point at the southwest intersection of Foster Road and Casias Road and at the southeast corner of said 1.85 acre tract;

THENCE: With the north right-of-way line of said Casias Road and with the south line of said 1.85 acre tract, the following bearings and distances:

S 39°23'02" W, a distance of 344.69 feet to a point;

S 49°13'11" W, a distance of 128.94 feet to a point at the southwest corner of said 1.85 acre tract and at the southeast corner of said 8.04 acre tract;

THENCE: S 89°52'18" W, continuing with the north right-of-way line of said Casias Road and with the south line of said 8.04 acre tract, a distance of 242.95 feet to a point at the southwest corner of said 8.04 acre tract and at the southeast corner of said 206.3513 acre tract;

THENCE: Continuing with the north right-of-way line of said Casias Road and with the south line of said 206.3513 acre tract, the following bearings and distances:

N 89°05'30" W, a distance of 2805.66 feet to a point;

N 89°39'40" W, a distance of 1130.61 feet to a point;

N 89°20'15" W, a distance of 1054.49 feet to a point at the southwest corner of said 206.3513 acre tract, at a northwest corner of said Casias Road, and on the east line of a called one acre tract of land, recorded in Volume 3327, Page 321 of the Deed Records of Bexar County, Texas;

THENCE: N 00°40'56" E, with the west line of said 206.3513 acre tract, with the east line of said one acre tract, and with the east line of a called 76.64 acre tract of land, recorded in Document No. 20190088163 of said Official Public Records, a distance of 1213.91 feet to a point at the northeast corner of said 76.64 acre tract and at the southeast corner of a called 863.962 acre tract of land, recorded in Document No. 20190088154 of said Official Public Records;

THENCE: N 00°00'00" E, continuing with the west line of said 206.3513 acre tract and with the east line of said 863.962 acre tract, a distance of 597.05 feet to a point at the northwest corner of said 206.3513 acre tract and at the southwest corner of a called 19.11 acre tract of land, known as Tract 2, recorded in Volume 6881, Page 229, of said Official Public Records;

THENCE: S 89°00'31" E, departing the east line of said 863.962 acre tract, with the north line of said 206.3513 acre tract, with the south line of said Tract 2, and with the south line of a called 19.11 acre tract of land, known as Tract 1, recorded in said Volume 6881, Page 229, of said Official Public Records, a distance of 1956.73 feet to a point at the southeast corner of said Tract 1 and at the southwest corner of a called 5.000 acre tract of land, recorded in Document No. 20230053047 of said Official Public Records, further described in Volume 5497, Page 1074, of said Official Public Records;

THENCE: S 88°53'50" E, continuing with the north line of said 206.3513 acre tract and with the south line of said 5.000 acre tract, a distance of 253.87 feet to a point at the southeast corner of said 5.000 acre tract and at the southwest corner of called 2.92 acre tract of land, recorded in Volume 2636, Page 725, of said Official Public Records;

THENCE: S 88°53'17" E, continuing with the north line of said 206.3513 acre tract and with the south line of said 2.92 acre tract, a distance of 2.93 feet to a point at the southernmost southeast corner of said 2.93 acre tract and at the southwest corner of a called 2.155 acre tract of land, recorded in Volume 6751, Page 606, of said Official Public Records;

THENCE: S 89°27'32" E, continuing with the north line of said 206.3513 acre tract and with the south line of said 2.155 acre tract, a distance of 254.20 feet to a point at the southeast corner of said 2.155 acre tract and at the southwest corner of a called 10.00 acre tract of land, recorded in Volume 11033, Page 401, of said Official Public Records;

THENCE: S 88°55'53" E, continuing with the north line of said 206.3513 acre tract, with the south line of said 10.00 acre tract, and with a south line of a called 39.250 acre tract of land, recorded in Document No. 20190088161 of said Official Public Records, a distance of 2641.33 feet to a point at the northeast corner of said 206.3513 acre tract, at the southeast corner of said 39.250 acre tract, and on the west right-of-way line of said Foster Road;

THENCE: S 11°14'50" E, continuing with the west right-of-way line of said Foster Road and with the east line of said 206.3513 acre tract, a distance of 533.79 feet to a point at a southeast corner of said 206.3513 acre tract and at the northeast corner of said 8.04 acre tract;

THENCE: S 10°48'05" E, continuing with the west right-of-way line of said Foster Road and with the east line of said 8.04 acre tract, a distance of 258.23 feet to a point at a southeast corner of said 8.04 acre tract and at the northeast corner of said 1.605 acre tract;

THENCE: Continuing with the west right-of-way line of said Foster Road and with the east line of said 1.605 acre tract, the following bearings and distances:

S 10°33'28" E, a distance of 94.78 feet to a point;

S 12°30'16" E, a distance of 201.33 feet to a point;

S 22°01'16" E, a distance of 100.18 feet to a point;

S 33°10'03" E, a distance of 97.80 feet to a point;

S 39°14'05" E, a distance of 64.65 feet to a point at the southeast corner of said 1.605 acre tract and at the northeast corner of said 1.85 acre tract;

THENCE: Continuing with the west right-of-way line of said Foster Road and with the east line of said 1.85 acre tract, the following bearings and distances:

S 41°14'58" E, a distance of 35.07 feet to a point;

S 47°21'58" E, a distance of 64.02 feet to a point;

S 08°59'58" E, a distance of 72.02 feet to the POINT OF BEGINNING and containing 218.3 acres in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12768-02 by Pape-Dawson Engineers.

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
DATE:	March 6, 2024
REVISED:	June 25, 2024
JOB NO.	12768-02
DOC. ID.	N:\CIVIL\12768-02\Word\12768-02 FNZN 218.3 AC.docx



**PAPE-DAWSON
ENGINEERS**

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 528.0 acre tract of land being a portion of a called 863.962 acre tract of land, recorded in Document No. 20190088154 of the Official Public Records of Bexar County, Texas, all of a called 118.321 acre tract of land, recorded in Document No. 20190088160 of said Official Public Records, all of a called 29.766 acre tract of land, recorded in Document No. 20190088170 of said Official Public Records, the remaining portion of a called 14.89 acre tract of land, recorded in Document No. 20190088164 of said Official Public Records, all of a called 2.00 acre tract of land, recorded in Document No. 20190088169 of said Official Public Records, all of a called 31.30 acre tract of land, recorded in Document No. 20190088162 of said Official Public Records, all of a called 61.72 acre tract of land, recorded in Document No. 20190088157 of said Official Public Records, all of a called 77.63 acre tract of land, and a called 0.55 acre tract of land, both recorded in Document No. 20190088168 of said Official Public Records, all of a called 39.250 acre tract of land, recorded in Document No. 20190088161 of said Official Public Records, and all of a called 68.69 acre tract of land, recorded in Document No. 20190088163 of said Official Public Records, all described in deeds to R City Developments Inc., being out of the Nepomuceno Montoya Survey No. 21, Abstract 469, County Block 5132, and the Miguel Manchaca Survey No. 52, Abstract 502, County Block 5151, in Bexar County, Texas. Said 528.0 acre tract being more fully described as follows, with bearings based record deed information:

BEGINNING: At a point at the southwest intersection of Foster Road and Lodi Road and at the easternmost northeast corner of said 118.321 acre tract;

THENCE: With the west right-of-way line of said Foster Road and with the east line of said 118.321 acre tract, the following bearings and distances:

S 00°44'00" W, a distance of 115.28 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 538.23 feet, a central angle of 17°03'21", a chord bearing and distance of S 10°05'19" W, 159.63 feet, for an arc length of 160.22 feet to a point;

S 01°33'45" W, a distance of 279.54 feet to a point at the southeast corner of said 118.321 acre tract and at the northeast corner of said 31.30 acre tract;

THENCE: S 01°43'21" W, continuing with the west right-of-way line of said Foster Road and with the east line of said 31.30 acre tract, a distance of 59.99 feet to a point at the easternmost southeast corner of said 31.30 acre tract, and at the northeast corner of a called 10.00 acre tract of land, recorded in Volume 12508, Page 1641, of said Official Public Records;

THENCE: N 88°49'20" W, departing the west right-of-way line of said Foster Road, with a south line of said 31.30 acre tract and with the north line of said 10.00 acre tract, a distance of 1484.43 feet to a point at a reentrant corner of said 31.30 acre tract and at the northwest corner of said 10.00 acre tract;

THENCE: S 01°46'26" W, with an east line of said 31.30 acre tract and with the west line of said 10.00 acre tract, a distance of 292.90 feet to a point at the southernmost southeast corner of said 31.30 acre tract, at the southwest corner of said 10.00 acre tract, and on the north line of said 61.72 acre tract;

THENCE: S 88°48'02" E, with the north line of said 61.72 acre tract and with the south line of said 10.00 acre tract, a distance of 1484.63 feet to a point at the northeast corner of said 61.72 acre tract, at the southeast corner of said 10.00 acre tract, and on the west right-of-way line of said Foster Road;

THENCE: S 01°56'08" W, with the west right-of-way line of said Foster Road and with the east line of said 61.72 acre tract, a distance of 529.21 feet to a point at the southeast corner of said 61.72 acre tract and at the northeast corner of said 77.63 acre tract;

THENCE: S 05°22'01" W, continuing with the west right-of-way line of said Foster Road and with the east line of said 77.63 acre tract, a distance of 1269.77 feet to a point at the southeast corner of said 77.63 acre tract and at the northeast corner of said 0.55 acre tract;

THENCE: S 09°10'04" E, continuing with the west right-of-way line of said Foster Road and with the east line of said 0.55 acre tract, a distance of 338.43 feet to a point at the southeast corner of said 0.55 acre tract and at a northeast corner of said 39.250 acre tract;

THENCE: S 10°38'51" E, continuing with the west right-of-way line of said Foster Road and with the east line of said 39.250 acre tract, a distance of 516.91 feet to a point at the southeast corner of said 39.250 acre tract and at the northeast corner of a called 206.3513 acre tract of land, recorded in Document No. 20190088155 of said Official Public Records;

THENCE: N 88°55'53" W, departing the west right-of-way line of said Foster Road, with the south line of said 39.250 acre tract, and with the north line of said 206.3513 acre tract, a distance of 331.57 feet to a point at a southwest corner of said 39.250 acre tract and at the southeast corner of a called 10.00 acre tract of land, recorded in Volume 11033, Page 401, of said Official Public Records;

THENCE: N 00°28'20" W, departing the north line of said 206.3513 acre tract, with a west line of said 39.250 acre tract, and with the east line of said 10.00 acre tract recorded in Volume 11033, Page 401, a distance of 300.00 feet to a point at a reentrant corner of said 39.250 acre tract and at the northeast corner of said 10.00 acre tract recorded in Volume 11033, Page 401;

THENCE: With a south line of said 39.250 acre tract and with the north line of said 10.00 acre tract recorded in Volume 11033, Page 401, the following bearings and distances:

N 88°59'06" W, a distance of 203.55 feet to a point;

S 01°29'27" E, a distance of 131.87 feet to a point;

N 88°55'53" W, a distance of 1865.68 feet to a point;

N 02°53'53" W, a distance of 81.63 feet to a point;

N 88°55'53" W, a distance of 250.00 feet to a point at the westernmost southwest corner of said 39.250 acre tract, at the northwest corner of said 10.00 acre tract recorded in Volume 11033, Page 401, and on the east line of a called 2.155 acre tract of land, recorded in Volume 6751, Page 606, of said Official Public Records;

THENCE: N 02°29'47" W, with the east line of said 2.155 acre tract, with the east line of a called 2.92 acre tract of land, recorded in Volume 2636, Page 725, of said Official Public Records, and with the west line of said 39.250 acre tract, a distance of 591.88 feet to a point at the northwest corner of said 39.250 acre tract, at the northeast corner of said 2.92 acre tract, and on the south line of said 68.69 acre tract;

THENCE: N 88°51'02" W, with the south line of said 68.69 acre tract, with the north line of said 2.92 acre tract, with the north line of a called 5.000 acre tract of land, recorded in Document No. 20230053047 of said Official Public Records, further described in Volume 5497, Page 1074, of said Official Public Records, and with the north lines of a called 19.11 acre tract of land, known as Tract 2, and a called 19.11 acre tract of land, known as Tract 1, both recorded in Volume 6881, Page 229, of said Official Public Records, a distance of 2429.45 feet to a point at the southwest corner of said 68.69 acre tract, at the northwest corner of said Tract 2, and on the east line of said 863.962 acre tract;

THENCE: N 00°00'00" E, with the west line of said 68.69 acre tract, with the west line of said 61.72 acre tract, with the west line of said 31.30 acre tract, with the west line of said 118.321 acre tract, and with the east line of said 863.962 acre tract, a distance of 2702.14 feet to a point at the westernmost northwest corner of said 118.321 acre tract and at a reentrant corner of said 863.962 acre tract;

THENCE: Over and across said 863.962 acre tract, the following bearings and distances:

N 83°02'34" W, a distance of 95.60 feet to a point;

N 01°35'17" E, a distance of 2785.28 feet to a point on the north line of said 863.962 acre tract and on the south right-of-way line of New Sulfur Springs Road;

THENCE: With the south right-of-way line of said New Sulfur Springs Road and with the north line of said 863.962 acre tract, the following bearings and distances:

S 66°55'30" E, a distance of 911.64 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 3657.78 feet, a central angle of 09°19'32", a chord bearing and distance of S 71°35'16" E, 594.69 feet, for an arc length of 595.35 feet to a point at the northeast corner of said 863.962 acre tract and at the northernmost northwest corner of said 118.321 acre tract;

THENCE: Continuing with the south right-of-way line of said New Sulfur Springs Road and with the north line of said 118.321 acre tract, the following bearings and distances:

S 75°20'31" E, a distance of 914.16 feet to a point;

S 74°01'32" E, a distance of 195.31 feet to a point at the northernmost northeast corner of said 118.321 acre tract and at the northwest corner of said 29.766 acre tract;

THENCE: Continuing with the south right-of-way line of said New Sulfur Springs Road and with the north line of said 29.766 acre tract, the following bearings and distances:

S 74°15'57" E, a distance of 592.78 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 1953.11 feet, a central angle of 03°33'19", a chord bearing and distance of S 76°02'37" E, 121.18 feet, for an arc length of 121.20 feet to a point at the northeast corner of said 29.766 acre tract and at the northwest corner of said 14.89 acre tract;

THENCE: S 80°17'32" E, continuing with the south right-of-way line of said New Sulfur Springs Road and with the north line of said 14.89 acre tract, a distance of 182.79 feet to a point;

THENCE: Continuing with the south right-of-way line of said New Sulfur Springs Road, over and across said 14.89 acre tract, the following bearings and distances:

S 00°34'30" W, a distance of 13.43 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1952.86 feet, a central angle of 03°36'08", a chord bearing and distance of S 79°17'32" E, 122.76 feet, for an arc length of 122.78 feet to a point;

S 81°05'36" E, a distance of 34.89 feet to a point at the northwest corner of a tract of land recorded in Volume 16171, Page 761, of said Official Public Records;

THENCE: S 00°57'28" W, departing said New Sulfur Springs Road, continuing over and across said 14.89 acre tract, with the west line of said tract of land recorded in Volume 16171, Page 761, of said Official Public Records, with the west line of a called 0.493 acre tract of land, recorded in Volume 16394, Page 1801, of said Official Public Records, with the west line of a called 0.507 acre tract of land, recorded in Document No. 20200228492, of said Official Public Records, and with the west line of a called 1.00 acre tract of land, recorded in Volume 15059, Page 714, of said Official Public Records, a distance of 763.97 feet to a point at the northwest corner of said 2.00 acre tract and at the southwest corner of said 1.00 acre tract;

THENCE: S 88°29'32" E, with the north line of said 2.00 acre tract and with the south line of said 1.00 acre tract, a distance of 171.17 feet to a point on the west right-of-way line of said Lodi Road, at the northeast corner of said 2.00 acre tract, and at the southeast corner of said 1.00 acre tract;

THENCE: S 00°57'28" W, with the west right-of-way line of said Lodi Road and with the east line of said 2.00 acre tract, and with the east line of said 14.89 acre tract, a distance of 962.17 feet to a point at the southeast corner of said 14.89 acre tract and at a northeast corner of said 118.321 acre tract;

THENCE: S 00°41'40" W, continuing with the west right-of-way line of said Lodi Road and with an east line of said 118.321 acre tract, a distance of 46.72 feet to a point at the southwest corner of said Lodi Road and at a reentrant corner of said 118.321 acre tract;

THENCE: S 88°59'30" E, with the south right-of-way line of said Lodi Road, with a north line of said 118.321 acre tract, a distance of 1521.03 feet the POINT OF BEGINNING and containing 528.0 acres in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12768-02 by Pape-Dawson Engineers.

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
DATE:	March 6, 2024
REVISED:	June 25, 2024
JOB NO.	12768-02
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METES AND BOUNDS DESCRIPTION
FOR ZONING

A 48.2 acre tract of land being the remaining portion of a called 45.031 acre tract of land, recorded in Document No. 20190088156 of the Official Public Records of Bexar County, Texas, and all of a called 4.462 acre tract of land, recorded in Document No. 20190088166 of said Official Public Records, both described in deeds to R City Developments Inc., being out of the Nepomuceno Montoya Survey No. 21, Abstract 469, County Block 5132, in Bexar County, Texas. Said 48.2 acre tract being more fully described as follows, with bearings based on record deed information:

BEGINNING: At a point at the north end of the cutback line at the southwest intersection of New Sulfur Springs Road and Foster Road, and at the northernmost northeast corner of said 4.462 acre tract;

THENCE: S 35°25'30" E, with said cutback line and with the northeast line of said 4.462 acre tract, a distance of 81.56 feet to a point at the south end of said cutback line and at the easternmost northeast corner of said 4.462 acre tract;

THENCE: S 00°29'07" E, with the west right-of-way line of said Foster Road and with the east line of said 4.462 acre tract, a distance of 323.17 feet to a point at the southeast corner of said 4.462 acre tract and at the northeast corner of said 45.031 acre tract;

THENCE: S 00°39'52" E, continuing with the west right-of-way line of said Foster Road and with the east line of said 45.031 acre tract, a distance of 121.64 feet to a point at the northeast corner of a called 1.330 acre tract of land, recorded in Volume 16611, Page 1736, of said Official Public Records;

THENCE: Departing the west right-of-way line of said Foster Road, over and across said 45.031 acre tract, and with the north line of said 1.330 acre tract, the following bearings and distances:

S 68°21'07" W, a distance of 134.40 feet to a point;

S 75°36'43" W, a distance of 261.16 feet to a point at the northwest corner of said 1.330 acre tract;

THENCE: S 00°39'52" E, continuing over and across said 45.031 acre tract, with the west line of said 1.330 acre tract, a distance of 136.43 feet to a point at the southwest line of said 1.330 acre tract;

THENCE: N 79°29'41" E, continuing over and across said 45.031 acre tract, with the south line of said 1.330 acre tract, a distance of 384.85 feet to a point at the southeast corner of said 1.330 acre tract, on the east line of said 45.031 acre tract, and on the west right-of-way line of said Foster Road;

THENCE: With the west right-of-way line of said Foster Road and with the east line of said 45.031 acre tract, the following bearings and distances:

S 00°39'52" E, a distance of 21.70 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 458.23 feet, a central angle of 63°36'59", a chord bearing and distance of S 31°08'38" W, 483.05 feet, for an arc length of 508.78 feet to a point;

S 62°57'08" W, a distance of 186.82 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 538.23 feet, a central angle of 25°39'03", a chord bearing and distance of S 50°07'37" W, 238.95 feet, for an arc length of 240.96 feet to a point at the northwest intersection of said Foster Road and Lodi Road, and at the southeast corner of said 45.031 acre tract;

THENCE: S 88°47'24" W, with the north right-of-way line of said Lodi Road and with the south line of said 45.031 acre tract, a distance of 1570.97 feet to a point at a reentrant corner of said Lodi Road and at the southwest corner of said 45.031 acre tract;

THENCE: N 01°02'21" W, with the east right-of-way line of said Lodi Road and with the west line of said 45.031 acre tract, a distance of 960.38 feet to a point at the northwest corner of said 45.031 acre tract and at the southwest corner of a called 10.0354 acre tract of land, recorded in Volume 6991, Page 318, of said Official Public Records;

THENCE: N 88°43'33" E, with the north line of said 45.031 acre tract, with the south line of said 10.0354 acre tract, with the south line of a tract of land described in deed to Robert Kowalik, recorded in Document No. 20220079153 of said Official Public Records, with the south line of a tract of land described in deed to Robert Kowalik, recorded in Document No. 20220079152 of said Official Public Records, with the south line of a called 7.828 acre tract of land, recorded in Volume 10692, Page 210, of said Official Public Records, and with the south line of Lot 1, Block 41, of Calixto Subdivision, recorded in Volume 20002, Page 174, of the Plat Records of Bexar County, Texas, a distance of 1719.55 feet to a point at the southwest corner of said 4.462 acre tract and at the southeast corner of said Lot 1;

THENCE: N 01°07'20" W, departing the north line of said 45.031 acre tract, with the west line of said 4.462 acre tract, and with the east line of said Lot 1, a distance of 318.31 feet to a point at the westernmost northwest corner of said 4.462 acre tract, at the easternmost northeast corner of said Lot 1, and on the south line of a called 0.341 acre tract of land, recorded in Document No. 20210331260 of said Official Public Records;

THENCE: S 84°07'10" E, with a north line of said 4.462 acre tract and with the south line of said 0.341 acre tract, a distance of 50.00 feet to a point at a reentrant corner of said 4.462 acre tract and at the southeast corner of said 0.341 acre tract;

THENCE: N 00°48'40" W, with the west line of said 4.462 acre tract and with the east line of said 0.341 acre tract, a distance of 163.52 feet to a point at the northwest corner of said 4.462 acre tract, at the northeast corner of said 0.341 acre tract, and on the south right-of-way line of said New Sulfur Springs Road;

THENCE: With the south right-of-way line of said New Sulfur Springs Road and with the north line of said 4.462 acre tract, the following bearings and distances:

S 81°07'16" E, a distance of 158.35 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 1377.45 feet, a central angle of 09°17'54", a chord bearing and distance of S 76°28'20" E, 223.29 feet, for an arc length of 223.54 feet to the POINT OF BEGINNING and containing 48.2 acres in Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12768-02 by Pape-Dawson Engineers.

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
DATE:	February 15, 2024
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