



METES AND BOUNDS DESCRIPTION
FOR ZONING

A 40.396 acre, more or less, tract of land out of the remaining portion of that 95.620 acre tract conveyed to Rogers 1604 Commercial, Ltd. by deed recorded in Volume 15305, Page 492 of the Official Public Records of Bexar County, Texas, out of the Collin McRae Survey No. 391, Abstract 482, in New City Block 17700 of the City of San Antonio, Bexar County, Texas. Said 40.396 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:

COMMENCING: At the north corner of Lot 5, Block 1, New City Block 17700, Vantage at Shavano Park recorded in Volume 9649, Pages 217-218 of the Deed and Plat Records of Bexar County, Texas, on the southwest right-of-way line of N.W. Military, a 120-foot public right-of-way;

THENCE: S 62°08'04" W, departing the southwest right-of-way line of said N.W. Military, along and with the northwest line of said Lot 5, a distance of 80.26 feet to the northwest corner of said Lot 5 and the POINT OF BEGINNING of the herein described tract;

THENCE: Along and with the west line of said Lot 5, the following bearings and distances:

S 21°49'07" W, a distance of 614.83 feet to an angle point;

S 28°45'49" E, at a distance of 639.57 feet passing a southwest corner of said Lot 5 and continuing over and across said 95.620 acre tract for a total distance of 655.06 feet to a point;

THENCE: S 60°14'31" W, continuing over and across said 95.620 acre tract, at a distance of 129.00 feet passing the north corner of Lot 17, Block 1, New City Block 17700, Living Spaces recorded in Volume 9726, Pages 88-89 of the Deed and Plat Records of Bexar County, Texas, and continuing along and with the northwest line of said Lot 17, at a distance of 921.96 feet passing the west corner of said Lot 17 and continuing over and across said 95.620 acre tract for a total distance of 953.63 feet to a point;

THENCE: S 89°57'23" W, continuing over and across said 95.620 acre tract, a distance of 182.56 feet to a point on the west line of said 95.620 acre tract;

THENCE: Along and with the west line of said 95.620 acre tract, the following bearings and distances:

N 00°12'05" W, a distance of 1810.57 feet to a point;

40.396 Ac.
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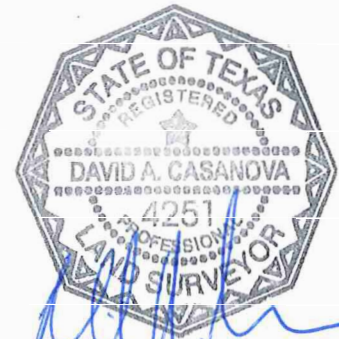
N 00°08'00" W, a distance of 367.87 feet to a point;

THENCE: N 62°03'46" E, departing the west line of said 95.620 acre tract, over and across said 95.620 acre tract, a distance of 560.12 feet to a point;

THENCE: S 27°56'14" E, continuing over and across said 95.620 acre tract, a distance of 930.85 feet to the POINT OF BEGINNING and containing 40.396 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12934-00 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: June 16, 2023
JOB NO. 12934-00
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METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 10.653 acre, more or less, tract of land out of the remaining portion of that 95.620 acre tract conveyed to Rogers 1604 Commercial, Ltd. by deed recorded in Volume 15305, Page 492 of the Official Public Records of Bexar County, Texas, out of the Collin McRae Survey No. 391, Abstract 482, in New City Block 17700 of the City of San Antonio, Bexar County, Texas. Said 10.653 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 the north corner of said 95.620 acre tract, on the west right-of-way line of N.W. Military, a 120-foot public right-of-way;

THENCE: S 27°55'28" E, along and with the east line of said 95.620 acre tract, the west right-of-way line of said N.W. Military, a distance of 2146.23 feet to the northeast corner of Lot 5, Block 1, New City Block 17700, Vantage at Shavano Park recorded in Volume 9649, Pages 217-218 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 62°08'04" W, departing the west right-of-way line of said N.W. Military, along and with a north line of said Lot 5, a distance of 80.26 feet to a north corner of said Lot 5;

THENCE: Departing the north line of said Lot 5, over and across said 95.620 acre tract, the following bearings and distances:

N 27°56'14" W, a distance of 930.85 feet to a point;

S 62°03'46" W, a distance of 560.12 feet to a point on the west line of said 95.620 acre tract;

THENCE: N 00°08'00" W, along and with the west line of said 95.620 acre tract, a distance of 1373.90 feet to the POINT OF BEGINNING and containing 10.653 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12934-00 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: August 16, 2023
JOB NO. 12934-00
DOC. ID. N:\CIVIL\12934-00\Word\12934-00 FN_ZN 10.653 AC.docx

