

**METES AND BOUNDS DESCRIPTION  
FOR ZONING**

A 24.3 acre, more or less tract of land in New City Block 35936, for Zoning purposes consisting of Lots 6 & 7, as shown on the Replat of Forest Crest Subdivision, recorded in Volume 9527, Page 154, of the Plat Records of Bexar County, Texas, conveyed to Episcopal Church Corporation in West Texas, by deed recorded in Volume 11353, Page 1442, of the Official Public Records of Bexar County, Texas, the remaining portion of Lot 3, Block D, Forest Crest Subdivision, recorded in Volume 2222, Page 294, of said Plat Records, called 4.944 acres, conveyed to Episcopal Church Corporation in West Texas, by deed recorded in Document No. 200050085133, of said Official Public Records, the remaining portion of Lot 3 and 4, Block D, of said Forest Crest Subdivision, called 12.447 acres, conveyed to Episcopal Church Corporation in West Texas, by deed recorded in Document No. 200050085134, and the remainder of Lot 5, Block D of said Forest Crest Subdivision conveyed to Episcopal Church Corporation in West Texas, by deed recorded in Document No. 20090017110, of said Official Public Records. Said 24.3 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 point on the north right-of-way line of Camp Bullis Road, a variable width public right-of-way, at the south corner of said Lot 6, same being the southeast corner of a 5.4207 acre tract, conveyed to Swientek Realty LLC, in deed recorded in Volume 17559, Page 1195, of said Official Public Records;

**THENCE:** N 40°01'29" W, departing said north right-of-way line, along and with the northeasterly line of said 5.4207 acres, same being the south line of said Lot 6, a distance of 432.99 feet to a point at the northeast corner of said 5.4207 acres, the southeast corner of Lot 2, Block D, of said Forest Crest Subdivision, conveyed to Swientek Realty LLC, in deed recorded in Document No. 20190010807, of said Official Public Records, same being a northwest corner of said Lot 6;

**THENCE:** N 05°26'31" E, along and with the east line of said Lot 2, same being the west line of said Lot 6, a distance of 433.18 feet to a point at the northeast corner of said Lot 2, same being the northwest corner of said Lot 6, on the south line of said 12.447 acres;

**THENCE:** N 89°17'50" W, along and with the south line of said 12.447 acres, same being the north line of said Lot 2, a distance of 204.75 feet, passing the southwest corner of said 12.447 acres, same being the southeast corner of said 4.944 acres, continuing along said south line of said 4.944 acres, for a total distance of 322.40 feet to a point at a southwest corner of said 4.944 acres, same being the southeast corner of a 1.000 acre tract, conveyed to Raul E. Martinez, by deed recorded in Document No. 20120071040, of said Official Public Records;

**THENCE:** N 00°42'22" E, along and with the east line of said 1.000 acre tract, and a west line of said 4.944 acres a distance of 110.00 feet to a point at the northeast corner of said 1.000 acre tract, same being an interior corner of said 4.944 acres;



THENCE: N 89°17'38" W, along and with the north line of said 1.000 acre tract, same being a south line of said 4.944 acres, a distance of 379.91 feet to a point at the northwest corner of said 1.000 acre tract, same being the southwest corner of said 4.944 acres, on the east right-of-way line of Carrie Louise Street, a variable width right-of-way;

THENCE: Along and with said easterly and southerly right-of-way line of Carrie Louise Street, same being the west line of said 4.944 acres, the following courses:

N 16°30'43" E, a distance of 313.02 feet to a point;

Northeasterly, along a non-tangent curve to the right, having a radius of 175.00 feet, a central angle of 37°05'05", a chord bearing and distance of N 35°21'26" E, 111.30 feet, for an arc length of 113.27 feet to a point;

N 50°34'34" E, a distance of 91.29 feet to a point for a northwest corner of said 4.944 acres, on the south right-of-way line of said Carrie Louise Street;

Northeasterly, along and with said southerly right-of-way line of Carrie Louise Street, same being the north line of said 4.944 acres, a common line, along a non-tangent curve to the right, having a radius of 175.00 feet, a central angle of 48°00'09", a chord bearing and distance of N 82°43'39" E, 142.36 feet, for an arc length of 146.62 feet to a point;

S 65°40'04" E, continuing along said common line, a distance of 198.66 feet, passing the southeast corner of said 4.944 acres, same being a northwest corner of said 12.447 acres, for a total distance of 314.66 feet to a point;

THENCE: Along and with the southerly right-of-way line of said Carrie Louise Street, same being a northerly line of said 12.447 acres, the following bearings and distances:

N 73°32'51" E, a distance of 640.59 feet to a point;

S 80°47'30" E, a distance of 39.89 feet to a point;

S 67°56'57" E, a distance of 77.79 feet to a point;

N 71°55'43" E, a distance of 37.47 feet to a point;

N 87°05'27" E, a distance of 219.81 feet to a point;

S 32°14'38" E, a distance of 24.56 feet to a point at a northeast corner of said 12.447 acres, on the westerly right-of-way line of Tejas Trail, a variable width public right-of-way;

THENCE: S 27°57'47" W, along and with said west right-of-way line of Tejas Trail, same being the east line of said 12.447 acres, a distance of 698.71 feet to a point at the southeast corner of said 12.447 acres, same being a northeast corner of a remaining portion of Lot 5, Block D, of said Forest Crest subdivision, called 2.432 acres, conveyed to AMPT Investments LLC, by deed recorded in Document No. 20230115410, of said Official Public Records;

THENCE: N 88°36'17" W, departing said west right-of-way line of Tejas Trail, along and with a north line of said 2.432 acre tract, same being a south line of said 12.447 acres, a distance of 245.27 feet to a point for the northwest corner of said 2.432 acre tract, same being a northeast corner of the remaining portion of Lot 5, Block D, of said Forest Crest subdivision, called 0.264 acre tract, conveyed to Episcopal Church Corporation in West Texas, by deed recorded in Document No. 20090017110, of said Official Public Records;

THENCE: Departing the northwest corner of said 2.432 acre tract and the northeast corner of the remaining portion of said Lot 5, along and with the west line of said 2.432 acre tract and east line of said remaining portion of said Lot 5, S 04°54'02" W, 160.85 feet to the south corner of said remainder of Lot 5, the southwest corner of said 2.432 acre tract on the northeast line of said Lot 6;

THENCE: S 40°01'52" E, departing the southwest corner of said 2.432 acre tract, along and with the northeast line of said Lot 6, same being the southwest line of said 2.432 acre tract, at a distance of 53.13 feet to a point at the southeast corner of said Lot 6, and the northeast corner of said Lot 7, continuing along the northeast line of said Lot 7, same being the southwest line of said 2.432 acre tract, for a total distance of 378.13 feet to a point at the southeast corner of said Lot 7, on the north right-of-way line of said Camp Bullis Road;

THENCE: S 50°00'42" W, along and with the south line of said Lot 7, same being said north right-of-way line of Camp Bullis Road, a distance of 475.44 feet to the POINT OF BEGINNING, containing 24.3 acres, more or less, in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13392-00 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  
Texas Registered Survey Firm # 10028800  
DATE: July 2024  
JOB NO. 13392-00  
DOC. ID. N:\CIVIL\13392-00\Word\13392-00 FNZN.docx

