



METES AND BOUNDS DESCRIPTION FOR ZONING CHANGE

A 237.065 acre, more or less, tract of land being a portion of that 2325.9942 acre tract conveyed to Rogers Shavano Ranch, Ltd. by deed recorded in Volume 5553, Pages 103-130 of the Official Public Records of Bexar County, Texas, a portion of that 174.415 acre tract conveyed to Global Evangelism, Inc. by deed recorded in Document No. 20230016556 of the Official Public Records of Bexar County, Texas, a portion of Block 27, Shavano Highlands Unit-6A Replat (Encl) recorded in Volume 20002, Page 2533 of the Plat Records of Bexar County, Texas, a portion of Blocks 27 and 28, Shavano Highlands, Unit 6-A (Enclave), and all of Lot 1, Block 28, Shavano Ranch Road, Phase I recorded in Volume 9726, Page 107 of the Deed and Plat Records of Bexar County, Texas. Said 237.065 acre tract being out of the Collin C. McRae Survey No. 391, Abstract 482, the Madison James Survey No. 2, Abstract 387, and the Adams, Beaty, and Moulton Survey No. 1, Abstract 37, in New City Block 17701 of the City of San Antonio, Bexar County, Texas. Said 237.065 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 west corner of said Lot 1, Block 28, Shavano Ranch Road, on the northeast right-of-way line of N.W. Military, also known as F.M. 1535, a 120-foot public right-of-way;

THENCE: N 27°55'41" W, along and with the northeast right-of-way line of said N.W. Military, a distance of 740.85 feet to the south corner of a 36.006 acre tract conveyed to McDonough Ranch One II, Ltd. by deed recorded in Volume 8120, Page 65 of the Official Public Records of Bexar County, Texas;

THENCE: N 00°15'41" W, departing the northeast right-of-way line of said N. W. Military, along and with the east line of said 36.006 acre tract and the east line of a 47.109 acre tract conveyed to the City of San Antonio by deed recorded in Volume 7129, Page 129 of the Official Public Records of Bexar County, Texas, a distance of 2942.05 feet to a point;

THENCE: N 88°14'18" E, departing the east line of said 47.109 acre tract, over and across said 2325.9942 acre tract and said 174.415 acre tract, a distance of 1446.81 feet to a point;

THENCE: N 88°41'16" E, continuing over and across said 174.415 acre tract, at a distance of 9.17 feet passing an east line of said 174.415 acre tract and continuing over and across said 2325.9942 acre tract for a total distance of 720.40 feet to a point;

THENCE: Continuing over and across said 2325.9942 acre tract, the following bearings and distances:

N 89°57'44" E, a distance of 901.65 feet to a point;

S 87°34'40" E, a distance of 511.71 feet to a point;

N 03°58'12" E, a distance of 165.88 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 2025.00 feet, a central angle of 01°20'32", a chord bearing and distance of N 04°38'28" E, 47.43 feet, for an arc length of 47.43 feet to a point;

N 84°41'16" W, a distance of 130.00 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 2155.00 feet, a central angle of 12°58'55", a chord bearing and distance of N 11°48'11" E, 487.23 feet, for an arc length of 488.27 feet to a point;

N 18°17'38" E, a distance of 127.12 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 1045.00 feet, a central angle of 49°23'30", a chord bearing and distance of N 06°24'07" W, 873.20 feet, for an arc length of 900.84 feet to a point;

N 31°05'51" W, a distance of 322.40 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 755.00 feet, a central angle of 04°47'40", a chord bearing and distance of N 28°42'01" W, 63.16 feet, for an arc length of 63.18 feet to a point;

N 26°18'12" W, a distance of 249.31 feet to a point;

N 14°34'08" W, a distance of 118.10 feet to a point;

N 63°18'22" E, a distance of 96.58 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 59.03 feet, a central angle of 41°09'28", a chord bearing and distance of N 83°53'29" E, 41.50 feet, for an arc length of 42.40 feet to a point;

N 23°43'28" E, a distance of 12.58 feet to a point;

N 63°41'48" E, a distance of 122.31 feet to a point;

S 32°33'13" E, a distance of 169.97 feet to a point;

S 26°18'12" E, a distance of 161.90 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 445.00 feet, a central angle of 05°07'53", a chord bearing and distance of S 28°52'08" E, 39.84 feet, for an arc length of 39.85 feet to a point;

S 31°26'05" E, a distance of 354.99 feet to a point;

Southeasterly, along a tangent curve to the right, said curve having a radius of 1315.00 feet, a central angle of 49°43'43", a chord bearing and distance of S 06°34'13" E, 1105.84 feet, for an arc length of 1141.32 feet to a point;

S 18°17'38" W, a distance of 151.45 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 1845.00 feet, a central angle of 12°58'55", a chord bearing and distance of S 11°48'11" W, 417.14 feet, for an arc length of 418.03 feet to a point;

N 84°41'16" W, a distance of 130.00 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 1975.02 feet, a central angle of 01°20'32", a chord bearing and distance of S 04°38'28" W, 46.26 feet, for an arc length of 46.26 feet to a point;

S 03°58'12" W, a distance of 164.53 feet to a point;

S 87°34'40" E, a distance of 57.96 feet to a point;

S 40°44'26" W, a distance of 552.58 feet to a point;

S 08°01'11" W, at a distance of 130.06 passing the northwest corner of Shavano Highlands, Unit-5 (Enclave) recorded in Volume 20001, Pages 1109-1111 of the Plat Records of Bexar County, Texas, and continuing along and with the west line of said Shavano Highlands, Unit-5 (Enclave) for a total distance of 235.86 feet to a point;

THENCE: Continuing along and with the west line of said Shavano Highlands, Unit-5 (Enclave), the following bearings and distances:

Southwesterly, along a tangent curve to the left, said curve having a radius of 1478.83 feet, a central angle of 14°45'04", a chord bearing and distance of S 00°38'39" W, 379.69 feet, for an arc length of 380.74 feet to a point;

S 06°43'54" E, a distance of 745.72 feet to a point;

THENCE: S 54°04'02" W, departing the west line of said Shavano Highlands, Unit-5 (Enclave), over and across said 2325.9942 acre tract, at a distance of 165.41 feet passing a northeast line of said Shavano Highlands, Unit-6A (Enclave), and continuing over and across said Shavano Highlands, Unit-6 (Enclave) for a total distance of 1652.07 feet to a point;

THENCE: S 62°04'02" W, continuing over and across said Shavano Highlands, Unit-6A (Enclave) at a distance of 255.29 feet passing an east line of said Shavano Highlands, Unit 6A Replat (Enc), at a distance of 457.05 feet passing the west line of said Shavano Highlands, Unit-6A Replat (Enc) and continuing along and with the northwest line of a 167.519 acre tract conveyed to Shavano Rogers Ranch North No. 3 be deed recorded in Volume 15305, Page 390 of the Official Public Records of Bexar County, Texas, at a distance of 754.19 feet joining the north right-of-way line of Shavano Ranch, a variable width public right-of-way dedicated in said Shavano Ranch Road, Phase I, and continuing along and with the north right-of-way line of said Shavano Ranch for a total distance of 1089.82 feet to the northeast corner of said Lot 1, Shavano Ranch Road, Phase I;

THENCE: Along and with the northwest right-of-way line of said Shavano Ranch, the southeast line of said Lot 1, Shavano Ranch Road, Phase I, the following bearings and distances:

Southwesterly, along a tangent curve to the left, said curve having a radius of 769.00 feet, a central angle of 13°52'07", a chord bearing and distance of S 55°07'59" W, 185.69 feet, for an arc length of 186.14 feet to a point;

S 48°11'55" W, a distance of 246.92 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 631.00 feet, a central angle of 13°52'07", a chord bearing and distance of S 55°07'59" W, 152.36 feet, for an arc length of 152.74 feet to a point;

S 62°04'02" W, a distance of 234.86 feet to the south corner of said Lot 1, Shavano Ranch Road, Phase I, said point being the intersection of the northwest right-of-way line of said Shavano Ranch Road with the northeast right-of-way line of said N.W. Military;

237.065 Ac.
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THENCE: N 27°55'41" W, along and with the southwest line of said Lot 1, Shavano Ranch Road, Phase I, the northeast right-of-way line of said N.W. Military, a distance of 100.00 feet to the POINT OF BEGINNING and containing 237.065 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 4426-81 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 15, 2023
JOB NO. 4426-81
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