

METES AND BOUNDS DESCRIPTION
FOR ZONING

A 3.343 acre, more or less, tract of land partially located on that 20.318 acre tract conveyed to Plant Asset Venture B, L.P. by deed recorded in Document No. 20230187721 of the Official Public Records of Bexar County, Texas, and partially located on the remaining portion of that 60.54 acre tract conveyed to Alamo Cement Co. II, Ltd. by deed recorded in Volume 12083, Page 425 of the Official Public Records of Bexar County, Texas, out of the D.J. Davis Survey No. 103, Abstract 208 and the M. Coy Survey No. 306, Abstract 135, in New City Block 14945 of the City of San Antonio, Bexar County, Texas. Said 3.343 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 northeast corner of said 20.318 acre tract, on the south right-of-way line of Wurzbach Parkway, a variable width public right-of-way dedicated in Volume 6942, Page 1750 of the Official Public Records of Bexar County, Texas;

THENCE: S 10°27'43" E, departing the south right-of-way line of said Wurzbach Parkway, along and with the east line of said 20.318 acre tract, a distance of 135.50 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Departing the east line of said 20.318 acre tract, over and across the remaining portion of said 60.54 acre tract, the following bearings and distances:

S 44°24'27" E, a distance of 2.08 feet to a point;

S 13°30'08" E, a distance of 172.17 feet to a point;

S 08°08'49" E, a distance of 203.39 feet to a point on the east line of said 20.318 acre tract;

THENCE: Departing the east line of said 20.318 acre tract, over and across said 20.318 acre tract, the following bearings and distances:

S 08°08'49" E, a distance of 10.26 feet to a point;

S 03°16'34" W, a distance of 165.82 feet to a point;

S 43°05'36" W, a distance of 104.60 feet to a point;

S 53°19'00" W, a distance of 69.80 feet to a point;

S 70°33'30" W, a distance of 51.14 feet to a point;

THENCE: N 72°23'28" W, at a distance of 376.39 feet passing an interior corner of said 20.318 acre tract, an east corner of Lot 11, Block 5, N.E. Service Center Subdivision recorded in Volume 9553, Pages 60-61 of the Deed and Plat Records of Bexar County, Texas, and continuing along and with a south line of said 20.318 acre tract, a north line of said Lot 11, a common line, for a total distance of 677.68 feet to a point;

THENCE: Continuing along and with said common line, the following bearings and distances:

Northwesterly, along a tangent curve to the right, said curve having a radius of 430.00 feet, a central angle of 10°15'47", a chord bearing and distance of N 67°15'35" W, 76.92 feet, for an arc length of 77.02 feet to a point;

N 62°07'43" W, a distance of 58.14 feet to the west-most southwest corner of said 20.318 acre tract, an interior corner of said Lot 11;

THENCE: N 00°00'40" E, along and with a west line of said 20.318 acre tract, an east line of said Lot 11, a distance of 17.57 feet to a point;

THENCE: Departing the west line of said 20.318 acre tract, the east line of said Lot 11, over and across said 20.318 acre tract, the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 53.54 feet, a central angle of 30°11'52", a chord bearing and distance of S 50°34'51" E, 27.89 feet, for an arc length of 28.22 feet to a point;

S 65°03'40" E, a distance of 7.87 feet to a point;

S 69°58'22" E, a distance of 18.61 feet to a point;

S 74°44'00" E, a distance of 40.54 feet to a point;

S 72°29'09" E, a distance of 699.10 feet to a point;

N 70°01'55" E, a distance of 62.04 feet to a point;

N 52°41'22" E, a distance of 78.65 feet to a point;

N 35°51'36" E, a distance of 70.58 feet to a point;

N 06°12'30" E, a distance of 49.02 feet to a point;

N 70°11'03" W, a distance of 369.72 feet to a point;

N 09°18'03" E, a distance of 59.04 feet to a point;

N 30°38'20" E, a distance of 60.33 feet to a point;

N 29°14'21" E, a distance of 71.63 feet to a point;

N 37°43'39" E, a distance of 115.51 feet to a point;

N 40°12'11" E, a distance of 111.01 feet to a point;

N 01°00'21" E, a distance of 23.61 feet to a point;

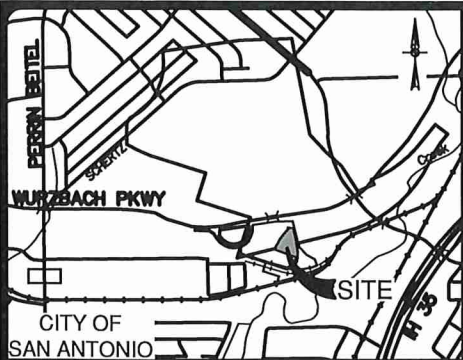
S 86°29'11" E, a distance of 74.32 feet to a point;

THENCE: S 44°24'27" E, a distance of 25.16 feet to the POINT OF BEGINNING and containing 3.343 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 3633-27 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:	November 3, 2023
JOB NO.	3633-27
DOC. ID.	N:\Survey21\21-9200\9225-21\Zoning-Longhorn Quarry\Word\FN_ZN 3.343 AC.docx





LOCATION MAP

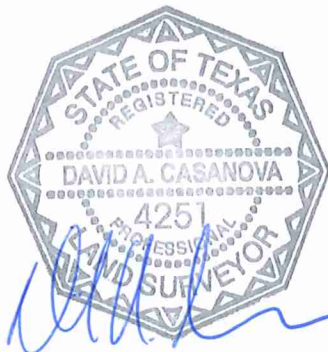
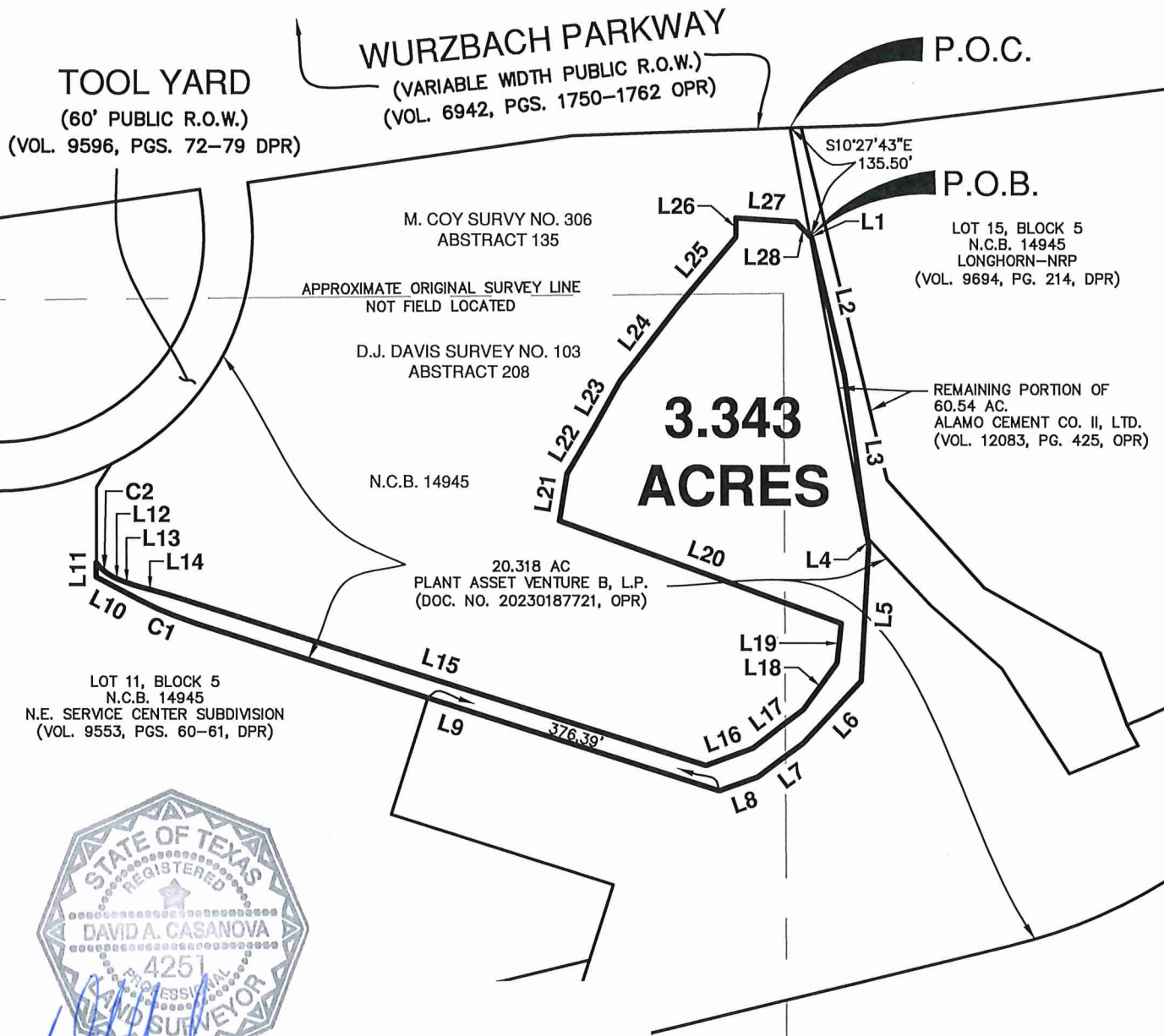
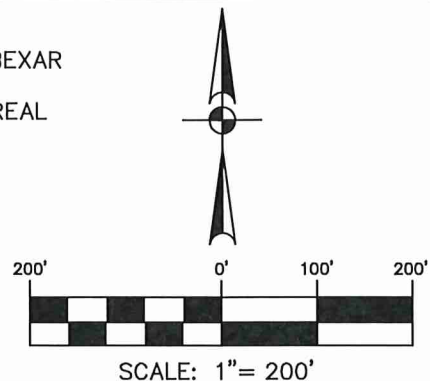
NOT-TO-SCALE

DEED/PLAT REFERENCE

DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 3633-27 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE 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.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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NOVEMBER 3, 2023

SHEET 1 OF 2
JOB No.: 3633-27

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	430.00'	10°15'47"	N67°15'35"W	76.92'	77.02'
C2	53.54'	30°11'52"	S50°34'51"E	27.89'	28.22'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°24'27"E	2.08'
L2	S13°30'08"E	172.17'
L3	S08°08'49"E	203.39'
L4	S08°08'49"E	10.26'
L5	S03°16'34"W	165.82'
L6	S43°05'36"W	104.60'
L7	S53°19'00"W	69.80'
L8	S70°33'30"W	51.14'
L9	N72°23'28"W	677.68'
L10	N62°07'43"W	58.14'
L11	N00°00'40"E	17.57'
L12	S65°03'40"E	7.87'
L13	S69°58'22"E	18.61'
L14	S74°44'00"E	40.54'
L15	S72°29'09"E	699.10'
L16	N70°01'55"E	62.04'
L17	N52°41'22"E	78.65'
L18	N35°51'36"E	70.58'
L19	N06°12'30"E	49.02'
L20	N70°11'03"W	369.72'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N09°18'03"E	59.04'
L22	N30°38'20"E	60.33'
L23	N29°14'21"E	71.63'
L24	N37°43'39"E	115.51'
L25	N40°12'11"E	111.01'
L26	N01°00'21"E	23.61'
L27	S86°29'11"E	74.32'
L28	S44°24'27"E	25.16'



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NOVEMBER 3, 2023

SHEET 2 OF 2
 JOB No.: 3633-27

Date: March 31, 2021, 10:00 AM - User ID: ctemison
 File: N:\Survey\21-9200\9225-21\Zoning - Longhorn Quarry\3633-27

REFERENCE:



BROWN & MCDONALD

ATTORNEYS AT LAW

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Ms. Kristie Flores
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City of San Antonio
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RE: Brown & McDonald, PLLC to Serve as “Representative” for All Plan Amendment and Zoning Applications in Connection with Applications Filed Electronically Through BuildSA

Ms. Ramirez and Ms. Flores:

The purpose of this letter is to notify you that Brown & McDonald, PLLC (the “Firm”), serves as the “Representative” for all Plan Amendment and Zoning Applications filed through BuildSA. Due to the limitations of the BuildSA filing system, as discussed, our Firm is automatically listed as the “Applicant” when processing electronically-filed applications. The Firm’s role in Plan Amendment and Zoning cases is to represent the individual(s) or entity(ies) that are applying for such a change in the plan designation or zoning. Therefore, our Firm, collectively and any individual(s) employed by the Firm, shall be the listed “Representative” on all Plan Amendment and Zoning applications.

Our Firm’s designation as “Representative” is specifically important to maintain compliance with Section 2-309 (d) of the City of San Antonio’s Municipal Finance Code (“Sect. 2-309(d)”). Sect. 2-309(d) states that Applicants and Property Owners (and spouses of each) are restricted from making political contributions from the time the zoning application is submitted to the City until thirty (30) calendar days after final action on the application by the Zoning Commission or City Council. The BuildSA filing system does not take into account Sect. 2-309(d) nor does it take into account Representatives filing Plan Amendment and Zoning applications on behalf of the Applicant(s). Therefore, as a remedy to this issue, we respectfully request all electronically-filed applications be amended by the City internally to: (1) reflect the named “Applicant” as listed on the Authorization Pages attached to the filed application(s); and (2) reflect the Firm as the listed “Representative”.

For the above-stated reasons, our Firm is to be considered the “Representative” on all Plan Amendment and Zoning applications, including all related documents pertaining to such applications.

Sincerely,

The image shows two handwritten signatures in blue ink. The first signature is a stylized 'KB' for Ken Brown. The second signature is 'Caroline McDonald' written in a cursive script.

**Ken Brown and Caroline McDonald
Shareholders, Brown & McDonald, PLLC**

CC: Mr. Andrew Segovia, City Attorney for the City of San Antonio
Mr. Michael Shannon, Director, City of San Antonio Development Services
Ms. Kristie Flores, Planning Manager, City of San Antonio Development Services