

METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 12.617 acre, more or less, tract of land being the remaining portion of Lot 4, Block 1, Bass Subdivision, Unit-3 recorded in Volume 9549, Page 172, the remaining portion of Lot 2, Block 1, Bass Subdivision Unit 1 recorded in Volume 9524, Page 58, both of the Deed and Plat Records of Bexar County, Texas; and being a portion of a 3.134 acre tract conveyed to Bass Properties, L.P. by deed recorded in Volume 13214, Page 436, a portion of a 1.465 acre tract conveyed to Bass Properties, L.P. by deed recorded in Volume 9780, Page 1575, all of a 1.540 acre tract conveyed to Bass Properties, L.P. by deed recorded in Volume 15223, Page 1473, and the remaining portion of a 19.363 acre tract conveyed to Bass Properties by deed recorded in Volume 5354, Pages 1706, all of the Official Public Records of Bexar County, Texas. Said 12.617 acre tract being situated in the Guadalupe College Survey No. 416, Abstract 266 and the Henry Penshorn Survey No. 366, Abstract 590, County Block 4864, in the City of San Antonio, Bexar County, Texas. Said 12.617 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 found ½" iron rod at the northwest corner of said 19.363 acre tract, the southwest corner of a called 8.00 acre tract conveyed to 281 Partners, Ltd. by deed recorded in Volume 18283, Page 2185 of the Official Public Records of Bexar County, Texas, on the east right-of-way line of Bulverde Road, a variable width public right-of-way, from which a found ½" iron rod with a cap marked "4020" at the northwest corner of said called 8.00 acre tract bears N 00°57'20" W, a distance of 417.98 feet;

THENCE: N 84°31'39" E, departing the east right-of-way line of said Bulverde Road, with the north line of said 19.363 acre tract, the south line of said called 8.00 acre tract, a distance of 688.40 feet to a point on the west right-of-way line of U.S. Highway 281, a variable width public right-of-way, from which a found TxDOT Right-of-Way Monument (Type III) bears northeasterly, along a non-tangent curve to the left, said curve having a radius of 12400.00 feet, a central angle of 1°56'08", a chord bearing and distance of N 09°47'28" E, 418.87 feet, for an arc length of 418.89 feet;

Southwesterly, with the west right-of-way line of said U.S. Highway 281, along a non-tangent curve to the right, said curve having a radius of 12400.00 feet, a central angle of 01°03'04", a chord bearing and distance of S 11°17'04" W, 227.46 feet, at an arc length of 0.23 feet passing a found TxDOT Right-of-Way Monument (Type III), and continuing for a total arc length of 227.46 feet to a found TxDOT Right-of-Way Monument (Type III);

Southwesterly, continuing with the west right-of-way line of said U.S. Highway 281, along a non-tangent curve to the left, said curve having a radius of 12800.00 feet, a central angle of 03°31'37", a chord bearing and distance of S 10°06'07" W, 787.78 feet, at an arc length of 392.52 feet passing a found ½" iron rod, and continuing for a total arc length of 787.91 feet to a point;

THENCE: N 86°01'06" W, departing the west right-of-way line of said U.S. Highway 281, over and across said 1.465 acre tract and said 3.134 acre tract, a distance of 491.18 feet to a found ½" iron rod on the east right-of-way line of said Bulverde Road, the west line of said 3.134 acre tract;

THENCE: With the east right-of-way line of said Bulverde Road, the west lines of said 3.134 acre tract, said Lot 2, said 1.540 acre tract, and said 19.363 acre tract, the following bearings and distances:

N 00°42'00" W, a distance of 149.78 feet to a found ½" iron rod with a cap marked "CDS";

S 84°12'57" E, a distance of 13.05 feet to a point;

N 00°45'30" W, a distance of 111.63 feet to a point;

S 89°14'30" W, a distance of 13.00 feet to a point;

N 00°48'25" W, a distance of 239.99 feet to a found ½" iron rod;

N 00°50'56" W, a distance of 347.33 feet to a found ½" iron rod;

THENCE: N 00°48'32" W, a distance of 51.72 feet to the POINT OF BEGINNING and containing 12.617 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12553-00 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: October 29, 2021; REVISED November 3, 2021
JOB NO. 12553-00
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