

METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 92.5 acre, more or less, tract of land out of that 95.02 acre tract described in deed to Tradesman, LLC., recorded in Volume 10523, Page 548-554 of the Official Public Records of Bexar County, Texas, out of the G.F.A. Wrede Survey No. 292, Abstract 809 and C.C. McCrae Survey No. 391, Abstract 482, in New City Block 14848 of the City of San Antonio, Bexar County, Texas. Said 92.5 acre tract being more fully described as follows:

- BEGINNING:** At a point for the southeast corner of Lot 5, Block 5, Trademan Quarry Amending recorded in Volume 9665, Page 35-36 and on the west line of The Woods of Shavano Unit 8 recorded in Volume 8000, Page 52, both of the Deed and Plat Records of Bexar County, Texas, on the east line of said 95.02 acre tract;
- THENCE:** S 00°13'06" E, along and with the west line of The Woods of Shavano Unit 8 and The Woods of Shavano Unit 7 recorded in Volume 7800, Page 229 of the Deed and Plat Records of Bexar County, Texas, and the east line of said 95.02 acre tract, a distance of 740.43 feet to a point;
- THENCE:** S 00°16'36" E, along and with the west line of The Woods of Shavano Unit 7 and Shavano Place recorded in Volume 9501, Page 134 of the Deed and Plat Records of Bexar County, Texas and the east line of said 95.02 acre tract, a distance of 1489.16 feet to a point for the southeast corner of said 95.02 acre tract, on the north line of The Woods of Shavano Unit 3 recorded in Volume 7300, Page 32 of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** S 89°47'42" W, along and with the north line of said The Woods of Shavano Unit 3, and the north line of The Wood of Shavano Unit 4 recorded in Volume 7300, Page 85, the north line of The Woods of Shavano Unit 20 Amending recorded in Volume 9512, Page 144, all of the Deed and Plat Records of Bexar County, Texas and the south line of said 95.02 acre tract, a distance of 1393.90 feet to a point for the southwest corner of said 95.02 acre tract, on the east right-of-way line of the Southern Pacific Railroad;

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THENCE: Along and with the east right-of-way line of said Southern Pacific Railroad, the west line of said 95.02 acre tract the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 2342.01 feet, a central angle of $10^{\circ}54'31''$, a chord bearing and distance of $N 29^{\circ}42'26'' W$, 445.23 feet, for an arc length of 445.90 feet to a point;

$N 35^{\circ}09'42'' W$, a distance of 127.30 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 1586.94 feet, a central angle of $32^{\circ}10'00''$, a chord bearing and distance of $N 19^{\circ}04'42'' W$, 879.28 feet, for an arc length of 890.93 feet to a point;

$N 02^{\circ}59'42'' W$, a distance of 256.11 feet to a point for the southwest corner of Lot 901, Block 7, Trademan Quarry recorded in Volume 9631, Page 64-68 of the Deed and Plat Records of Bexar County, Texas;

THENCE: $N 77^{\circ}25'19'' E$, departing the east right-of-way line of said Southern Pacific Railroad, along and with the south line of said Lot 901, a distance of 238.00 feet to a point for the southeast corner of said Lot 901;

THENCE: $N 05^{\circ}21'40'' W$, along and with the east line of said Lot 901, a distance of 278.00 feet to a point for the northeast corner of said Lot 901, on the south end of Trademan Drive, dedicated in said Trademans Quarry Subdivision;

THENCE: $N 56^{\circ}31'21'' E$, along and with the south line of said Trademan Quarry, and the south line of Trademan Quarry II recorded in Volume 9680, Page 157 of the Deed and Plat Records of Bexar County, Texas, the northwest line of said 985.02 acre tract, a distance of 895.25 feet to a point;

THENCE: $N 89^{\circ}44'39'' E$, continuing along and with the south line of said Trademan Quarry II, a distance of 700.76 feet to a point on the west line of said Lot 5;

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THENCE: S 00°15'21" E, along and with the west line of said Lot 5, a distance of 170.00 feet to a point for the southwest corner of said Lot 5;

THENCE: N 89°44'39" E, along and with the south line of said Lot 5, a distance of 324.06 feet to the POINT OF BEGINNING and containing 92.5 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 6507-11 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: November 12, 2021
JOB NO. 6507-11
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