



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 32.217 acre, more or less, tract of land comprised of Lot 1, Block 61, Shaenfield Ten Commercial subdivision in the City of San Antonio, Bexar County, Texas, recorded in Volume 9566, Page 8 of the Deed and Plat Records of Bexar County, Texas and Lots 6, 7, 8, 9, and a portion of Lot 901 and Lot 5, Block 61, Shaenfield East Unit 1 subdivision in the City of San Antonio, Bexar County, Texas, recorded in Volume 9688, Pages 7-9, of the Deed and Plat Records of Bexar County, Texas and also including a portion of a 109.80 acre tract described in deed to FCS Creamer, Ltd., recorded in Volume 8282, Pages 1335-1334 of the Official Public Records of Bexar County, Texas, out of the J.M. Ross Survey No. 229, Abstract 648, New City Block 17636 of the City of San Antonio, Bexar County, Texas. Said 32.217 acre tract being more fully described as follows:

- BEGINNING: At a point on the southeast right-of-way line of Charles W. Anderson (Loop 1604), a variable width right-of-way, the north corner of a 111.4 acre tract recorded in Volume 14710, Page 1930 of the Official Public Records of Bexar County, Texas and the west corner of said Lot 1;
- THENCE: N 23°29'53" E, along and with the southeast right-of-way line of said Loop 1604, the northwest line of said Lot 1, and said 109.80 acre tract, a distance of 454.44 feet to a point;
- THENCE: N 22°58'18" E, continuing along and with the southeast right-of-way line of said Loop 1604, the northwest line of said Shaenfield East Unit 1, a distance of 1062.04 feet to a point;
- THENCE: S 66°30'44" E, departing the southeast right-of-way line of said Loop 1604, over and across said Shaenfield East Unit 1 and said 109.80 acre tract, a distance of 601.61 feet to a point on the west right-of-way line of Shaenfield Road, a variable width right-of-way dedicated in Volume 9695, Pages 98-100 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with the west right-of-way line of said Shaenfield Road, the following bearings and distances:

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 1365.00 feet, a central angle of $02^{\circ}50'38''$, a chord bearing and distance of $S\ 04^{\circ}02'06''\ W$, 67.75 feet, for an arc length of 67.75 feet to a point;

$S\ 05^{\circ}27'26''\ W$, a distance of 172.57 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 1035.00 feet, a central angle of $19^{\circ}09'22''$, a chord bearing and distance of $S\ 04^{\circ}07'15''\ E$, 344.43 feet, for an arc length of 346.04 feet to a point;

$S\ 13^{\circ}41'56''\ E$, a distance of 220.94 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 765.00 feet, a central angle of $40^{\circ}27'11''$, a chord bearing and distance of $S\ 06^{\circ}31'39''\ W$, 528.97 feet, for an arc length of 540.12 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 418.00 feet, a central angle of $07^{\circ}52'13''$, a chord bearing and distance of $S\ 22^{\circ}49'08''\ W$, 57.37 feet, for an arc length of 57.42 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 84.00 feet, a central angle of $60^{\circ}33'07''$, a chord bearing and distance of $S\ 49^{\circ}09'35''\ W$, 84.70 feet, for an arc length of 88.77 feet to a point;

Southwesterly, along a reverse curve to the left, said curve having a radius of 91.00 feet, a central angle of $77^{\circ}46'08''$, a chord bearing and distance of $S\ 40^{\circ}33'05''\ W$, 114.25 feet, for an arc length of 123.52 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 384.00 feet, a central angle of $10^{\circ}41'49''$, a chord bearing and distance of $S\ 07^{\circ}00'55''\ W$, 71.59 feet, for an arc length of 71.69 feet to a point on the southwest line of said 109.80 acre tract;

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THENCE: N 65°57'31" W, along and with the southwest line of said 109.80 acre tract and said Lot 1, a distance of 1066.36 feet to the POINT OF BEGINNING and containing 32.217 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 7171-28 by Pape-Dawson Engineers, Inc.

“This document was prepared under 22TAC663.21, 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: August 19, 2020
JOB NO. 7171-28
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