

AN ORDINANCE 2017-04-20-0279

AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED DEVELOPMENT CODE, SECTION 35-304, OF THE CITY CODE OF SAN ANTONIO, TEXAS BY CHANGING THE ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.

* * * * *

WHEREAS, a public hearing was held after notice and publication regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; NOW THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 534.22 acres out of CB 4296, CB 4297, and CB 4298 from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District, "RD-FDP AHOD" Rural Development Flex Development Plan Airport Hazard Overlay District, "RD-CS AHOD" Rural Development Conservation Subdivision Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 99.95 acres out of CB 4296, CB 4297, and CB 4298 and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 434.27 acres out of CB 4296, and 4298.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35 -491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective the 30th day of April 2017.

PASSED AND APPROVED this 20th day of April 2017.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

APPROVED AS TO FORM:

Andrew Segovia, City Attorney

Agenda Item:	Z-7 (in consent vote: 27, 28, Z-1, Z-2, P-1, Z-3, P-2, P-3, Z-5, Z-6, P-4, Z-7, P-5, Z-8, P-6, Z-9, Z-10, Z-11, Z-12, Z-13, Z-14)						
Date:	04/20/2017						
Time:	02:04:34 PM						
Vote Type:	Motion to Approve						
Description:	ZONING CASE # Z2017070 (Council District 4): An Ordinance amending the Zoning District Boundary from "MI-1 AHOD" Mixed Light Industrial Airport Hazard Overlay District, "RD-FDP AHOD" Rural Development Flex Development Plan Airport Hazard Overlay District, "RD-CS AHOD" Rural Development Conservation Subdivision Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on 99.95 acres out of CB 4296, CB 4297 and CB 4298 and "R-5 AHOD" Residential Single-Family Airport Hazard Overlay District on 434.27 acres out of CB 4296 and CB 4298, generally located at the southwest corner of State Highway 16 and Watson Road. Staff and Zoning Commission recommend Approval, pending Plan Amendment. (Associated Plan Amendment 17022)						
Result:	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x			x	
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				x
Michael Gallagher	District 10		x				

Going to "R-5"

FIELD NOTES

FOR

TRACT I

A 396.9 acre, or 18,915,029 square foot more or less, tract of land being a portion of a called 314.189 acre tract recorded in Volume 9950, Pages 1763-1766 of the Official Public Records of Real Property, Bexar County, Texas, all of a called 50.457 acre tract recorded in Volume 10384, Pages 107-109 of the Official Public Record of Real Property, Bexar County, Texas, all of a called 99.0 acre tract recorded in Volume 10571, Pages 1809-1810 of the Official Public Records of Real Property, Bexar County Texas, all of a called 84.129 acre tract recorded in the Deed Records of Bexar County, Texas, and a portion of a 40 acre tract recorded in Volume 7233, Pages 705-707 of the Deed Records of Bexar County, Texas, out of the Cruz Landin Survey No. 46, Abstract 421, County Block 4898 and the Joseph Jordan Survey No. 45, Abstract 374, County block 4296. Said 396.9 acre tract being more fully described as follows, with the basis of bearing derived from the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone and on the west right of way line of State Highway 16, a variable width right of way (having a Northing of 13650186.6 and an Easting of 2098448.6):

BEGINNING: At a found ½" iron rod, the northwest corner of said called 84.129 acre tract, the northeast corner of a called 100.098 acre tract recorded in Volume 8463, Pages 817-819 of the Official Public Records of Bexar County, Texas and a point in the south right of way line of Watson Road, a variable width right of way;

THENCE: S 81°03'02" E, along and with the south line of said Watson Road and the north line of said called 84.129 acre tract, a distance 109.26 feet to a found ½" iron rod;

THENCE: S 72°51'57" E, along and with the south line of said Watson Road and the north line of said called 84.129 acre tract, a distance of 216.55 feet to a found ½" iron rod, the northeast corner of said called 84.129 acre tract, the northwest corner of a called 2.934 acre tract recorded in Volume 9307, Pages 335-337 of the Official Public Records of Real Property of Bexar County, Texas and a point in the south right of way line of said Watson Road;

Exhibit "A"

- THENCE: S 00°03'33" E, departing the south right of way line of said Watson Road, along and with the east line of said called 84.129 acre tract and the west line of said called 2.934 acre tract, a distance of 474.33 feet to a found ½" iron rod, a point in the west line of said called 84.129 acre tract, the southwest corner of said called 2.934 acre tract and a northwest corner of a called 15.0 acre tract recorded in Volume 7215, Pages 89-91 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: S 00°07'55" E, along and with the east line of said called 84.129 acre tract and the west line of said called 15.0 acre tract, a distance of 682.69 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", a northeast corner of said called 84.159 acre tract and the southwest corner of said called 15.0 acre tract;
- THENCE: S 87°13'51" E, along and with a north line of said called 84.129 acre tract and the south line of said called 15.0 acre tract, a distance of 565.03 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", the southeast corner of said called 15.0 acre tract, a point in the east line of said called 84.129 acre tract and a point in the west line of the aforementioned 99.00 acre tract;
- THENCE: N 00°01'47" E, along and with the east line of said called 15.0 acre tract and the west line of said called 99.00 acre tract, a distance of 383.32 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", a northwest corner of said called 99.00 acre tract, a point in the east line of said called 15.0 acre tract and the southwest corner of a called 3.0 acre tract recorded in Volume 4552, Pages 881-883 of the Official Public Records of Real Property of Bexar County, Texas;
- THENCE: S 80°59'59" E, along and with the south line of said called 3.0 acre tract and a north line of said called 99.00 acre tract, a distance of 299.44 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", a northwest corner of said called 99.00 acre tract and the southeast corner of said called 3.0 acre tract;

- THENCE: N 00°33'25" E, along and with the east line of said called 3.0 acre tract and a west line of said called 99.00 acre tract, a distance of 728.11 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", the northeast corner of said called 3.0 acre tract, a northwest corner of said called 99.00 acre tract and a point in the south right of way line of said Watson Road;
- THENCE: S 81°38'54" E, along and with the north line of said called 99.00 acre tract and the south right of way line of said Watson Road, a distance of 806.53 feet to a found ½" iron rod, the northeast corner of said called 99.00 acre tract, the northwest corner of the aforementioned 40 acre tract and a point in the south right of way line of said called Watson Road;
- THENCE: S 00°00'58" W, departing the south right of way line of said Watson Road, along and with an east line of said called 99.00 acre tract and the west line of said 40 acre tract, a distance of 2044.88 feet to a found ½" iron rod, the southwest corner of said called 40 acre tract and a northwest corner of said 314.189 acre tract;
- THENCE: S 81°03'18" E, along and with a north line of said called 314.189 acre tract and the south line of said called 40 acre tract a distance of 790.28 feet to a found ½" iron rod, the southwest corner of said called 40 acre tract and a northwest corner of said called 314.189 acre tract;
- THENCE: N 00°04'31" E, along and with the east line of said called 40 acre tract and a west line of the said called 319.14 acre tract, a distance of 1622.22 feet to a found ½" iron rod, the southeast corner of said called 40 acre tract and a northwesterly corner of said called 314.189 acre tract;
- THENCE: S 81°58'43" E, along and with a north line of said called 314.189 acre tract and a south line of said called 40 acre tract, a distance of 325.91 feet to a found ½" iron rod, a southwest corner of said called 40 acre tract, a southeast reentrant corner of said called 314.189 acre tract;

THENCE: N 00°08'03" W, along and with the east line of said called 40 acre tract and a west line of said called 314.189 acre tract, a distance of 393.47 feet to a found ½" iron rod, a northwest corner of said called 314.189 acre tract, the northeast corner of said called 40 acre tract and a point in the south right of way line of said Watson Road;

THENCE: S 80°48'34" E, along and with the north line of said called 314.189 acre tract and the south right of way line of said Watson Road, a distance of 1723.88 feet to a set ½" iron rod with yellow cap marked "Pape Dawson"; a north corner of said called 314.189 acre tract, a point in the south right of way line of said Watson Road and the northwest corner of a called 2.649 acre tract recorded in Volume 10297, Page 2015 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: S 76°10'33" E, along and with the south line of said called 2.649 acre tract and the south right of way line of said Watson Road, a distance of 252.47 feet to a found ½" iron rod with yellow cap marked "Pape Dawson", a south corner of said called 2.649 acre tract and a point in the south right of way line of said Watson Road;

THENCE: Departing the south right of way line of said Watson Road, over and across said called 314.196 acre tract the following calls and distances:

S 34°07'24" W, a distance of 1726.98 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

S 45°26'08" W, a distance of 204.08 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

S 34°08'43" W, a distance of 575.45 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

Southwesterly, along the arc of a curve to the left, said curve having a radius of 6829.65 feet, a central angle of 10°25'00", a chord bearing and distance of S 28°56'13" W, 1239.96 feet, for an arc length of 1241.67 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

THENCE: S 14°29'45" W, at a distance of 497.99 feet, passing a north line of the aforementioned 50.457 acre tract, continuing over and across said 50.457 acre tract a total distance of 539.05 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

THENCE: S 61°30'46" E, over and across said 50.457 acre tract, at a distance of 73.91 feet, passing a southeast line of said 50.457 acre tract, continuing over and across said called 314.189 acre tract a total distance of 256.06 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", a south corner of said called 314.189 acre tract and a point in the north bank of the Medina River;

THENCE: Along and with the meanders of the top of low bank of the north side of the Medina River the following calls and distances:

N 72°49'05" W, a distance of 17.67 feet to a point;

S 67°41'46" W, a distance of 37.37 feet to a point;

S 60°58'06" W, a distance of 97.03 feet to a point;

S 41°29'52" W, a distance of 26.22 feet to a point;

S 33°18'12" W, a distance of 36.69 feet to a point;

S 04°51'30" E, a distance of 17.35 feet to a point;

S 64°38'00" W, a distance of 38.30 feet to a point;

S 12°19'57" W, a distance of 33.02 feet to a point;

S 18°34'32" W, a distance of 49.35 feet to a point;

S 37°28'17" W, a distance of 26.19 feet to a point;

S 60°55'42" W, a distance of 14.87 feet to a point;

S 00°22'16" E, a distance of 23.68 feet to a point;

N 87°49'28" W, a distance of 10.53 feet to a point;
S 47°02'36" W, a distance of 29.70 feet to a point;
S 51°36'17" W, a distance of 14.14 feet to a point;
S 61°35'43" W, a distance of 14.43 feet to a point;
S 30°33'10" W, a distance of 16.53 feet to a point;
S 53°25'15" W, a distance of 21.72 feet to a point;
S 36°41'04" W, a distance of 16.02 feet to a point;
S 35°07'36" W, a distance of 36.71 feet to a point;
S 15°05'06" W, a distance of 27.16 feet to a point;
S 50°33'15" W, a distance of 17.40 feet to a point;
S 43°05'11" W, a distance of 18.04 feet to a point;
S 23°53'54" W, a distance of 30.28 feet to a point;
S 08°23'18" W, a distance of 18.16 feet to a point;
S 18°06'08" E, a distance of 23.89 feet to a point;
S 05°56'22" E, a distance of 16.81 feet to a point;
S 12°23'42" W, a distance of 43.54 feet to a point;
S 18°04'52" E, a distance of 28.35 feet to a point;
S 11°17'57" E, a distance of 88.07 feet to a point;
S 16°47'12" E, a distance of 31.91 feet to a point;
S 14°36'41" E, a distance of 22.40 feet to a point;

S 01°52'28" E, a distance of 74.19 feet to a point;
S 41°05'15" E, a distance of 31.97 feet to a point;
S 12°31'43" E, a distance of 73.95 feet to a point;
S 29°43'30" E, a distance of 30.51 feet to a point;
S 16°59'57" W, a distance of 37.58 feet to a point;
S 02°35'02" E, a distance of 77.89 feet to a point;
S 11°02'40" W, a distance of 55.94 feet to a point;
S 06°20'23" W, a distance of 63.51 feet to a point;
S 34°30'14" E, a distance of 44.41 feet to a point;
S 21°51'13" W, a distance of 23.73 feet to a point;
S 62°53'38" W, a distance of 43.10 feet to a point;
S 25°08'47" W, a distance of 43.33 feet to a point;
S 85°42'28" W, a distance of 87.51 feet to a point;
N 86°50'12" W, a distance of 37.46 feet to a point;
N 53°37'51" W, a distance of 30.93 feet to a point;
S 63°42'06" W, a distance of 23.30 feet to a point;
S 41°30'40" W, a distance of 43.07 feet to a point;
S 20°32'43" W, a distance of 104.22 feet to a point;
S 22°05'36" E, a distance of 93.13 feet to a point;
S 02°53'46" E, a distance of 55.34 feet to a point;

S 16°57'09" E, a distance of 46.26 feet to a point;
S 54°45'11" W, a distance of 55.38 feet to a point;
S 67°35'26" W, a distance of 120.45 feet to a point;
S 88°33'29" W, a distance of 79.32 feet to a point;
N 80°49'50" W, a distance of 72.11 feet to a point;
N 60°56'47" W, a distance of 78.33 feet to a point;
N 27°23'19" W, a distance of 76.76 feet to a point;
S 83°01'33" W, a distance of 55.43 feet to a point;
S 88°43'25" W, a distance of 52.43 feet to a point;
S 73°18'41" W, a distance of 123.88 feet to a point;
S 53°54'37" W, a distance of 56.02 feet to a point;
S 29°14'01" W, a distance of 146.54 feet to a point;
S 00°28'13" W, a distance of 84.05 feet to a point;
S 36°38'37" E, a distance of 62.04 feet to a point;
S 25°14'08" E, a distance of 59.00 feet to a point;
S 30°20'20" E, a distance of 32.10 feet to a point;
S 58°31'31" E, a distance of 48.19 feet to a point;
N 76°28'07" E, a distance of 85.43 feet to a point;
S 48°58'04" E, a distance of 54.71 feet to a point;
S 38°20'31" E, a distance of 58.10 feet to a point;

S 02°11'27" E, a distance of 80.90 feet to a point;
S 21°59'52" W, a distance of 49.62 feet to a point;
S 43°05'26" W, a distance of 76.04 feet to a point;
S 69°30'35" W, a distance of 37.73 feet to a point;
S 75°20'16" W, a distance of 113.67 feet to a point;
S 79°51'36" W, a distance of 105.23 feet to a point;
N 84°54'40" W, a distance of 34.89 feet to a point;
N 57°57'40" W, a distance of 98.05 feet to a point;
N 43°27'58" W, a distance of 74.37 feet to a point;
N 34°50'21" W, a distance of 147.81 feet to a point;
N 53°31'38" W, a distance of 68.07 feet to a point;
N 23°25'13" W, a distance of 97.11 feet to a point;
N 11°33'13" W, a distance of 65.75 feet to a point;
N 35°34'02" W, a distance of 54.94 feet to a point;
N 40°11'23" E, a distance of 10.46 feet to a point;
N 01°00'44" W, a distance of 27.90 feet to a point;
N 73°45'52" W, a distance of 50.14 feet to a point;
N 58°55'01" W, a distance of 80.00 feet to a point;
N 40°27'08" W, a distance of 71.04 feet to a point;
N 30°26'38" W, a distance of 76.88 feet to a point;

N 21°11'50" W, a distance of 144.81 feet to a point;
N 06°36'45" W, a distance of 91.07 feet to a point;
N 09°05'19" W, a distance of 53.58 feet to a point;
N 13°18'07" E, a distance of 77.98 feet to a point;
N 34°12'40" E, a distance of 69.67 feet to a point;
N 21°30'20" E, a distance of 79.51 feet to a point;
N 74°11'21" E, a distance of 212.02 feet to a point;
N 27°46'35" W, a distance of 39.64 feet to a point;
S 88°12'32" W, a distance of 138.91 feet to a point;
N 81°10'04" W, a distance of 72.46 feet to a point;
N 71°20'44" W, a distance of 55.67 feet to a point;
N 34°17'28" W, a distance of 151.18 feet to a point;
N 87°10'14" W, a distance of 26.35 feet to a point;
N 28°57'56" W, a distance of 38.12 feet to a point;
N 39°05'55" E, a distance of 92.28 feet to a point;
N 28°45'15" E, a distance of 50.89 feet to a point;
N 23°42'29" E, a distance of 32.54 feet to a point;
N 19°27'23" E, a distance of 23.71 feet to a point;
N 23°43'28" E, a distance of 11.64 feet to a point;
N 16°27'15" W, a distance of 20.62 feet to a point;

N 46°14'14" E, a distance of 30.96 feet to a point;
N 27°18'22" E, a distance of 26.22 feet to a point;
N 06°03'00" W, a distance of 12.88 feet to a point;
N 62°37'08" E, a distance of 61.03 feet to a point;
N 46°30'01" E, a distance of 14.97 feet to a point;
N 03°28'48" E, a distance of 19.00 feet to a point;
N 08°50'22" W, a distance of 31.72 feet to a point;
N 30°16'01" W, a distance of 45.41 feet to a point;
N 21°52'23" W, a distance of 40.82 feet to a point;
N 32°59'13" W, a distance of 23.62 feet to a point;
N 26°01'26" W, a distance of 17.43 feet to a point;
N 74°19'32" W, a distance of 10.31 feet to a point;
N 44°35'06" W, a distance of 26.39 feet to a point;
N 74°50'10" W, a distance of 13.28 feet to a point;
S 53°50'11" W, a distance of 18.97 feet to a point;
N 53°44'56" W, a distance of 23.81 feet to a point;
N 66°42'08" W, a distance of 39.21 feet to a point;
N 71°22'02" W, a distance of 12.83 feet to a point;
S 84°59'41" W, a distance of 16.95 feet to a point;
N 71°47'37" W, a distance of 27.36 feet to a point;

N 81°40'32" W, a distance of 26.98 feet to a point;
N 75°02'59" W, a distance of 35.02 feet to a point;
N 81°39'48" W, a distance of 47.05 feet to a point;
N 73°39'34" W, a distance of 29.67 feet to a point;
S 88°02'00" W, a distance of 39.30 feet to a point;
S 82°16'33" W, a distance of 19.69 feet to a point;
S 75°45'04" W, a distance of 65.82 feet to a point;
S 68°31'42" W, a distance of 154.39 feet to a point;
S 41°53'00" W, a distance of 99.33 feet to a point;
S 59°59'30" W, a distance of 73.43 feet to a point;
S 65°35'22" W, a distance of 52.42 feet to a point;
S 72°00'03" W, a distance of 56.26 feet to a point;
S 74°32'17" W, a distance of 68.75 feet to a point;
S 83°23'04" W, a distance of 110.26 feet to a point;
N 18°51'16" W, a distance of 134.20 feet to a point;
N 12°41'10" W, a distance of 44.79 feet to a point;
N 47°41'42" W, a distance of 69.65 feet to a point;
N 44°05'48" W, a distance of 4.94 feet to a point;

THENCE: N 00°02'32" E, departing the top of low bank, at a distance of 119.41 feet, passing a found ½" iron rod, the southwest corner of the aforementioned 84.129 acre tract, continuing along and with the west line of said 84.129 acre tract, at a distance of 131.37 feet to a found ½" iron rod, a southwest corner of said called 84.129 acre tract and the southeast corner of the aforementioned 100.098 acre tract continuing along and with the west line of said called 89.29 acre tract and the west line of said called 100.098 acre tract, a total distance of 4970.95 feet to the POINT OF BEGINNING and containing 396.9 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 1, 2007
REVISED: February 16, 2007, January 11, 2008, January 23, 2008
JOB No.: 9006-07
DOC.ID. N:\Survey07\7-9100\9006-07\DOCS\Tract 1 FN.doc





100% of "Going to C.2"

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
TRACT 2

A 99.95 acre, or 4,353,812 square foot more or less, tract of land being a portion of a called 314.189 acre tract recorded in Volume 9950, Pages 1763-1766 of the Official Public Records of Real Property, Bexar County, Texas and a portion of a called 50.457 acre tract recorded in Volume 10384, Pages 107-109 of the Official Public Record of Real Property, Bexar County, Texas, out of the Cruz Landin Survey No. 46, Abstract 421, County Block 4298 and the out of the Joseph Jordan Survey No. 45, Abstract 374, County Block 4296. Said 434.2 acre tract being more fully described as follows, with the basis of bearing derived from the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone and on the west right of way line of State Highway 16, a variable width right of way:

BEGINNING: At a set 1/2" iron rod with yellow cap marked "Pape Dawson", the northeast corner of said called 314.189 acre tract, the southwest corner of a called 2.649 acre tract recorded in Volume 10297, Pages 2015-2020 of the Official Public Records of Real Property of Bexar County, Texas and a point in the west right of way line of State Highway 16, a variable width right of way (having a northing of 13648927.4 and an easting of 2104413.1):

THENCE: Along and with the east line of said called 314.189 acre tract and the west right of way line of said State Highway 16 the following calls and distances;

S 34°07'24" W, a distance of 2010.55 feet to a found TXDOT monument with brass cap;

S 45°26'28" W, a distance of 204.18 feet to a found TXDOT monument with brass cap;

S 34°08'43" W, a distance of 476.60 feet to a found 3/8" iron rod, a point of curvature;

Southwesterly, along an arc of a curve to the left, said curve having a radius of 5829.65 feet, a central angle of 10°25'00", a chord

bearing and distance of S 28°56'13" W, 1058.40 feet for an arc length of 1059.86 feet to a found $\frac{5}{8}$ " iron rod;

S 23°43'43" W, a distance of 617.83 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape Dawson";

S 28°55'24" W, a distance of 26.33 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape Dawson", the southeast corner of said called 314.189 acre tract, a point in the west right of way line of said State Highway 16 and a point in the north bank of the Medina River;

THENCE: Departing the west right of way line of said State Highway 16, along and with the meanders of the top of low bank on the north side of the Medina River the following calls and distances:

N 60°10'25" W, a distance of 19.93 feet to a point;

N 68°30'31" W, a distance of 17.06 feet to a point;

N 73°12'29" W, a distance of 30.78 feet to a point;

N 65°51'58" W, a distance of 26.44 feet to a point;

N 55°05'59" W, a distance of 51.15 feet to a point;

N 73°03'57" W, a distance of 21.00 feet to a point;

N 53°39'00" W, a distance of 50.58 feet to a point;

N 63°13'14" W, a distance of 21.06 feet to a point;

N 52°26'15" W, a distance of 26.74 feet to a point;

N 62°25'55" W, a distance of 22.44 feet to a point;

N 24°09'20" W, a distance of 13.42 feet to a point;

N 58°09'32" W, a distance of 24.16 feet to a point;

N 48°52'48" W, a distance of 31.63 feet to a point;

N 47°16'40" W, a distance of 58.12 feet to a point;

N 61°07'47" W, a distance of 23.81 feet to a point;

N 50°54'53" W, a distance of 64.10 feet to a point;

N 65°52'58" W, a distance of 40.48 feet to a point;

N 63°02'13" W, a distance of 45.86 feet to a point;

N 44°36'58" W, a distance of 22.05 feet to a point;

N 64°08'51" W, a distance of 12.51 feet to a point;

N 64°19'09" W, a distance of 39.91 feet to a point;

S 73°16'58" W, a distance of 11.38 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", a south corner of said called 314.189 acre tract and a point in the north meander line of the top bank of the Medina River;

THENCE: N 61°30'46" W, along and with a south line of said called 314.189 acre tract, at a distance of 182.15 feet, passing a southeast line of aforementioned 50.457 acre tract, continuing over and across said 50.457 acre tract for a total distance of 256.06 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

THENCE: N 14°29'45" E, over and across said called 50.457 acre tract, at a distance of 41.06 feet, passing a north line of said called 50.457 acre tract, over and across said called 314.189 acre tract for a total distance of 539.05 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", a point of curvature;

THENCE: Over and across said called 314.189 acre tract the following calls and distances:

Northeasterly, along an arc of a curve to the right, said curve having a radius of 6829.65 feet, of a central angle of 10°25'00", a chord bearing and distance of N 28°56'13" E, 1239.96 feet for an arc

length of 1241.67 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

N 34°08'43" E, a distance of 575.45 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

N 45°26'08" E, a distance of 204.08 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

N 34°07'24" E, a distance of 1726.98 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", a point in the south right of way line of Watson Road, a variable width right of way;

THENCE: S 76°10'33" E, along and with the south line of said Watson Road, a distance of 169.86 feet to a found ½" iron rod with TXDOT cap;

THENCE: S 69°36'27" E, along and with the south line of said Watson Road, a distance of 405.06 feet to a set ½" iron rod with yellow cap marked "Pape Dawson";

THENCE: S 72°00'39" E, along and with the south line of said Watson Road, a distance of 365.51 feet to a TXDOT concrete monument with brass cap;

THENCE: S 18°57'11" E, along and with the south line of said Watson Road, a distance of 120.20 feet to the POINT OF BEGINNING and containing 99.95 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: February 1, 2007

REVISED: January 11, 2008, January 23, 2008, January 24, 2008

JOB No.: 9006-07

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G.E. Buchanan
02/01/2007

**PAPE-DAWSON
ENGINEERS**



Going to "R. 5"

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES
FOR
TRACT 3

A 37.37 acre, or 1,627,851 square foot more or less, tract of land being out of a portion of a called 40 acre tract recorded in Volume 7233, Pages 705-707 of the Deed Records of Bexar County, Texas, out of the Cruz Landin Survey No. 46, Abstract 421, County Block 4898. Said 37.37 acre tract being more fully described as follows, with the basis of bearing derived from the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone and on the west right of way line of State Highway 16, a variable width right of way:

BEGINNING: At a found ½" iron rod, the northwest corner of said called 40 acre tract, a northeast corner of a called 99.00 acre tract recorded in Volume 10571, Pages 1809-1810 of the Official Public Records of Real Property of Bexar County, Texas and a point in the south right of way line of Watson Road, a variable width right of way:

THENCE: S 78°47'58" E, along and with the north line of said called 40 acre tract and the south right of way line of said Watson Road, a distance of 546.69 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", a northeast corner of said called 40 acre tract, the northwest corner of a called 2.00 acre tract recorded in Volume 11107, Pages 7-8 of the Official Public Records of Real Property of Bexar County, Texas and a point in the south right of way line of said Watson Road;

THENCE: S 00°07'31" W, departing the south right of way line of said Watson Road, along and with an east line of said called 40 acre tract and the west line of said called 2.00 acre tract, a distance of 298.89 feet to a found ½" iron rod, a northwest reentrant corner of said called 40 acre tract and the southwest corner of said called 2.00 acre tract;

THENCE: S 80°52'29" E, along and with a north line of said called 40 acre tract and the south line of said called 2.00 acre tract, a distance of 295.19 feet to a found ½" iron rod, a northeast reentrant corner of said called 40 acre tract and the southeast corner of said called 2.00 acre tract;

- THENCE: N 00°07'31" E, along and with a west line of said called 40 acre tract and the east line of said called 2.00 acre tract, a distance of 298.89 feet to a set ½" iron rod with yellow cap marked "Pape Dawson", a north corner of said called 40 acre tract, the northeast corner of said called 2.00 acre tract and a point in the south right of way line of said Watson Road;
- THENCE: S 80°50'30" E, along and with the north line of said called 40 acre tract and the south right of way line of said Watson Road, a distance of 279.85 feet to a found ½" iron rod;
- THENCE: S 00°08'03" E, departing the south right of way line of said Watson Road, along and with the east line of said called 40 acre tract and a west line of a called 314.189 acre tract recorded in Volume 9950, Pages 1763-1766 of the Official Public Records of Real Property of Bexar County, Texas, a distance of 393.47 feet to a found ½" iron rod, a northwest corner of said called 314.189 acre tract and a southeast corner of said called 40 acre tract;
- THENCE: N 81°58'43" W, along and with a north line of said called 314.189 acre tract and a south line of said called 40 acre tract, a distance of 325.91 feet to a found ½" iron rod a southeast corner of said called 40 acre tract and a southeast reentrant corner of said called 314.189 acre tract;
- THENCE: S 00°04'31" W, along and with the east line of said called 40 acre tract and a west line of the said called 319.14 acre tract, a distance of 1622.22 feet to a found ½" iron rod, the southeast corner of said called 40 acre tract and a northwest corner of said called 314.189 acre tract;
- THENCE: N 81°03'18" W, along and with a north line of said called 314.189 acre tract and the south line of said called 40 acre tract, a distance of 790.28 feet to a found ½" iron rod, the southwest corner of said called 40 acre tract, a northwest corner of said called 314.189 acre tract and a point in the east line of the aforementioned 99.00 acre tract;

THENCE: N 00°00'58" E, along and with the west line of said called 40 acre tract and the east line of said called 99.00 acre tract, a distance of 2044.88 feet to the POINT OF BEGINNING and containing 37.37 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 16, 2007
REVISED: January 11, 2008, January 23, 2008
JOB No.: 9006-07
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G.E. Buchanan
02/16/2007