



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 426.472 acre, more or less, tract of land out of that 1030.122 acre tract described in deed to SA Miers, Ltd., recorded in Volume 15749, Page 931 of the Official Public Records of Bexar County, Texas, out of the Jose Antonio De La Garza Survey, Abstract 3, County Block 4006, New City Block 15665, San Antonio, Bexar County, Texas. Said 426.472 acre tract being more fully described as follows:

BEGINNING: At a set ½" iron rod with yellow cap stamped "Pape-Dawson" on the west right-of-way line of U.S. Highway 281, the northeast corner of a 285.47 acre tract recorded in Volume 18949, Page 495 of the Official Public Records of Bexar County, Texas and a southeast corner of said 1030.122 acre tract;

THENCE: N 89°07'47" W, departing the west right-of-way line of said U.S. Highway 281, along and with the north line of said 285.47 acre tract, a south line of said 1030.122 acre tract, a distance of 3935.59 feet to a found ½" iron rod for the northwest corner of said 285.47 acre tract;

THENCE: N 00°52'15" E, over and across said 1030.122 acre tract; a distance of 874.72 feet to a found ½" iron rod with cap stamped "Ford";

THENCE: N 62°59'31" W, continuing over and across said 1030.122 acre tract, a distance of 846.82 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" for a corner of the herein described tract on the east line of Mitchell Lake recorded in Volume 4999, Page 728 of the Deed Records of Bexar County, Texas;

THENCE: Along and with the west line of said 1030.122 acre tract and the east line of said Mitchell Lake the following bearings and distances:

N 23°30'10" E, a distance of 197.17 feet to a found 5/8" iron rod;

N 10°39'40" E, a distance of 230.33 feet to a found 5/8" iron rod;

N 21°38'42" W, a distance of 355.99 feet to a found 5/8" iron rod;

N 12°50'18" E, a distance of 264.04 feet to a found 5/8" iron rod;

N 07°57'25" E, a distance of 502.81 feet to a set mag nail with washer stamped "Pape-Dawson";

N 09°12'35" W, a distance of 340.84 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 54°32'25" E, a distance of 295.00 feet to a found ½" iron rod;

N 74°49'15" E, a distance of 331.19 feet to a found 5/8" iron rod;

N 67°28'26" E, a distance of 513.28 feet to a found ½" iron rod;

S 69°28'51" E, a distance of 942.45 feet to a found ½" iron rod;

N 06°04'06" E, a distance of 491.99 feet to a found 1" iron rod;

N 47°23'08" E, a distance of 464.46 feet to a found 1" iron rod;

N 57°31'22" W, a distance of 692.20 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 24°01'38" E, a distance of 107.99 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" on the south line of a 3.28 acre tract recorded in Volume 6149, Page 1605 of the Official Public Records of Bexar County, Texas for the northwest corner of said 1030.122 acre tract, from which a found ½" iron rod with cap stamped "Baker" at the southwest corner of said 3.28 acre tract bears S 73°36'43" W, a distance of 7.24 feet;

THENCE:

Along and with the north line of said 1030.122 acre tract, the south line of said 3.28 acre tract the following bearings and distances:

N 73°36'43" E, a distance of 1114.12 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 73°36'43" E, a distance of 231.56 feet to a set mag nail with washer stamped "Pape-Dawson";

N 80°55'21" E, a distance of 1261.04 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 81°11'39" E, a distance of 251.98 feet to a set mag nail with washer stamped "Pape-Dawson" on the west right-of-way line of said U.S. Highway 281 at the northeast corner of said 1030.122 acre tract from which a found ½" iron rod bears N 81°11'39" E, a distance of 7.32 feet;

THENCE: Along and with the west right-of-way line of said U.S. Highway 281, the east line of said 1030.122 acre tract the following bearings and distances:

S 00°38'20" E, a distance of 528.89 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 02°13'24" W, a distance of 100.12 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°38'20" E, a distance of 900.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 03°30'05" E, a distance of 100.12 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°38'20" E, a distance of 1567.23 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°31'10" E, a distance of 1360.96 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 00°50'10" E, a distance of 328.78 feet to a point for the northeast corner of Lot 1, Block 1, New City Block 15665, SAWS-Mission Del Lago Subdivision recorded in Volume 9620 , Page 48 of the Deed and Plat Records of Bexar County, Texas, from which a found ½" iron rod with a cap stamped "Ford" bears N 75°07'33" E, a distance of 1.89 feet;

THENCE: Along and with the perimeter of said Lot 1, Block 1 the following bearings and distances:

S 75°07'33" W, a distance of 68.16 feet to a found ½" iron rod with cap stamped "Ford";

N 89°07'41" W, a distance of 625.30 feet to a point from which a found ½" iron rod bears S 01°01'19" W, a distance of 0.42 feet;

N 01°01'19" E, a distance of 28.00 feet to a found ½" iron rod with cap stamped "Ford";

N 89°07'29" W, a distance of 159.73 feet to a found ½" iron rod;

N 00°48'29" E, a distance of 200.11 feet to a found ½" iron rod with cap stamped "Ford";

N 89°08'24" W, a distance of 199.85 feet to a found ½" iron rod with cap stamped "Ford";

S 00°53'11" W, a distance of 287.89 feet to a found ½" iron rod with cap stamped "Ford";

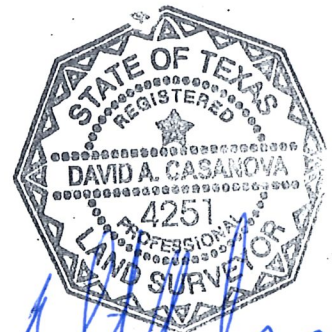
S 89°07'24" E, a distance of 993.45 feet to a found ½" iron rod with cap stamped "Ford";

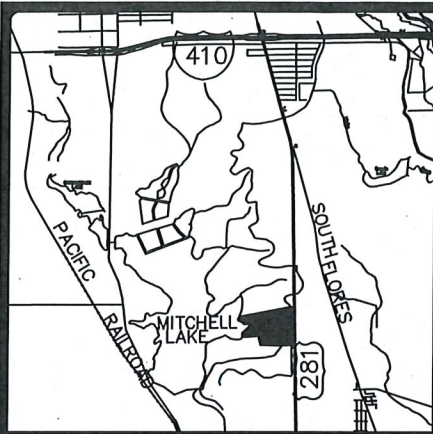
N 75°12'53" E, a distance of 61.37 feet to a point on the west right-of-way line of said U.S. Highway 281 for the southeast corner of said Lot 1, from which a found ½" iron rod bears N 75°12'53" E, a distance of 1.80 feet;

THENCE: S 00°50'10" E, along and with the west right-of-way line of said U.S. Highway 281, the east line of said 1030.122 acre tract, a distance of 216.82 feet to the POINT OF BEGINNING and containing 426.472 acres in the City of San Antonio, Bexar County, Texas. Said zoning tract being described in conjunction with an exhibit prepared under job number 11923-00 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 16, 2019; REVISED August 22, 2019
JOB NO. 11923-00
DOC. ID. N:\CIVIL\11923-00\Word\11923-00 FNZN-426.472 AC.docx



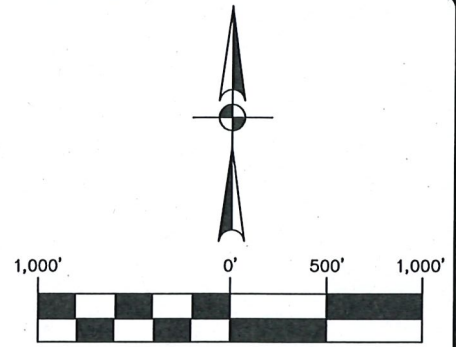


LOCATION MAP

NOT-TO-SCALE

NOTES:

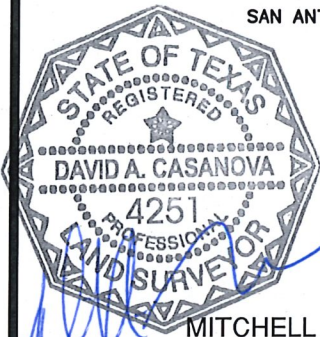
1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11923.00 BY PAPE-DAWSON ENGINEERS, INC.
2. "THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS 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."



SCALE: 1" = 1,000'

LEGEND:

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



MITCHELL LAKE
(VOL. 4999, PG. 728 DR)

47.841 AC
CITY OF SAN ANTONIO
SAN ANTONIO WATER SYSTEM
BOARD OF TRUSTEES
(VOL. 14345, PG. 781, OPR)

10.01 AC
CITY OF SAN ANTONIO
SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES
(VOL. 6143, PG. 1426, OPR)

3.02 AC
CITY OF SAN ANTONIO
SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES
(VOL. 6143, PG. 1426, OPR)

382.74 ACRES
SOUTHSTAR MISSION DEL LAGO
DEVELOPERS, LLC
(VOL. 16721, PG. 630, OPR)

20.00 AC
SYED ALI SHABBIR AND
RAIS SHABBIR
(VOL. 16342, PG. 1013, OPR)

3.28 AC
CITY OF SAN ANTONIO
SAN ANTONIO WATER SYSTEM
BOARD OF TRUSTEES
(VOL. 6149, PG. 1605, OPR)

PORTION OF A 1030.122 ACRE TRACT
SA MIERS, LTD.
(VOL. 15749, PG. 931 OPR)

JOSE ANTONIO DE LA
GARZA SURVEY
ABSTRACT 3
CB 4006

426.472 ACRES

PORTION OF A 1030.122
ACRE TRACT
SA MIERS LTD.
(VOL. 15749, PG. 931 OPR)

NCB 15665

LOT 1, BLOCK 1, NCB 15665
SAWS - MISSION DEL LAGO
(VOL. 9620, PG. 48, DPR)

285.47 AC
CITY OF SAN ANTONIO
SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES
(VOL. 18949, PG. 495, OPR)

U.S. HIGHWAY 281



ZONING EXHIBIT

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

REVISED AUGUST 22, 2019
AUGUST 16, 2019

SHEET 1 OF 2
JOB No.:11923-00

Date: Aug 22, 2019, 5:11pm, User ID: CTennison
File: N:\DWL\11923-00\11923-00_ZN-426.485 AC-CRT.dwg

REFERENCE:

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°07'47"W	3935.59'
L2	N00°52'15"E	874.72'
L3	N62°59'31"W	846.82'
L4	N23°30'10"E	197.17'
L5	N10°39'40"E	230.33'
L6	N21°38'42"W	355.99'
L7	N12°50'18"E	264.04'
L8	N07°57'25"E	502.81'
L9	N09°12'35"W	340.84'
L10	N54°32'25"E	295.00'
L11	N74°49'15"E	331.19'
L12	N67°28'26"E	513.28'
L13	S69°28'51"E	942.45'
L14	N06°04'06"E	491.99'
L15	N47°23'08"E	464.46'
L16	N57°31'22"W	692.20'
L17	N24°01'38"E	107.99'
L18	N73°36'43"E	1114.12'
L19	N73°36'43"E	231.56'
L20	N80°55'21"E	1261.04'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N81°11'39"E	251.98'
L22	S00°38'20"E	528.89'
L23	S02°13'24"W	100.12'
L24	S00°38'20"E	900.00'
L25	S03°30'05"E	100.12'
L26	S00°38'20"E	1567.23'
L27	S00°31'10"E	1360.96'
L28	S00°50'10"E	328.78'
L29	S75°07'33"W	68.16'
L30	N89°07'41"W	625.30'
L31	N01°01'19"E	28.00'
L32	N89°07'29"W	159.73'
L33	N00°48'29"E	200.11'
L34	N89°08'24"W	199.85'
L35	S00°53'11"W	287.89'
L36	S89°07'24"E	993.45'
L37	N75°12'53"E	61.37'
L38	S00°50'10"E	216.82'

Date: Aug 22, 2019, 5:11pm User ID: C:\emiliao
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REVISED AUGUST 22, 2019
 AUGUST 16, 2019

SHEET 2 OF 2
 JOB No.:11923-00

REFERENCE: