

METES AND BOUNDS DESCRIPTION
FOR A ZONING CHANGE

A 45.689 acre, or 1,990,226 square feet more or less, tract of land out of the remaining portion of that called 100.03 acre tract conveyed to Allen Eisenhower Autry and described as "Fourth Tract" in deed recorded in Volume 4217, Page 186 of the Deed Records of Bexar County Texas, situated in the J. Escamia Survey No. 356 ½, Abstract 218, the J. Goll Survey No. 430, Abstract 297, the J. Goll Survey No. 354, Abstract 281, the G. Voss Survey No. 340 ½, Abstract 788, and the M.M. Seay Survey No. 340, Abstract 911, in New City Block 17725 of the City of San Antonio, Bexar County, Texas. Said 45.689 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 the east corner of said 45.689 acre tract, the south corner of Lot 21, Block 1, Bulverde 17 Acre Tract Subdivision recorded in Volume 9662, Page 182 of the Deed and Plat Records of Bexar County, Texas, on the northwest right-of-way line of Bulverde Road, a variable width public right-of-way, the southeast line of said 100.03 acre tract;
- THENCE:** S 23°42'58" W, departing said east corner, with the northwest right-of-way line of said Bulverde Road, and the southeast line of said called 100.03 acre tract, a distance of 68.88 feet to a point the southeast corner of said 45.689 acre tract, the east corner of a called 12.98 acre tract conveyed to Christine Ann Garza by deed recorded in Volume 14062, Page 1552 of the Official Public Records of Bexar County, Texas;
- THENCE:** N 36°40'06" W, departing the northwest right-of-way line of said Bulverde Road, with the southwesterly line of said 45.689 acre tract, also being the northeast line of said called 12.98 acre tract, a distance of 41.22 feet to a point a southerly corner of said 45.689 acre tract, at the northeast corner of said 12.98 acre tract;
- THENCE:** S 82°01'01" W, with the south line of said 45.689 acre tract and the north line of said called 12.98 acre tract, a distance of 1292.61 feet to a point for a re-entrant corner of said 45.689 acre tract and the northwest corner of said called 12.98 acre tract;
- THENCE:** S 09°54'38" E, with an easterly line of said 45.689 acre tract and the west line of said called 12.98 acre tract, a distance of 479.11 feet to a point for a southerly corner of said 45.689 acre tract and the southwest corner of said called 12.98 acre tract, on the north line of Redland Springs Subdivision Unit 4 recorded in Volume 9523, Page 98 of the Deed and Plat Records of Bexar County, Texas, also being the south line of said called 100.03 acre tract;

- THENCE: S 82°12'07" W, with the south line of said 45.689 acre tract and said called 100.03 acre tract, the north line of said Redland Springs Subdivision Unit 4, a distance of 622.76 feet to a point for the southwest corner of said 45.689 acre tract, the southeast corner of Lot 2, Block 1, Jones Maltsberger Middle School Subdivision recorded in Volume 9522, Page 79 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: N 07°47'51" W, departing the north line of said Redland Springs Subdivision Unit 4 along the west line of said 45.689 acre tract, and the east line of said Lot 2, at a distance of 1426.70 feet passing the northeast corner of said Lot 2 on the south right-of-way line of Jones Maltsberger Road, a variable width public right-of-way, and continuing with said right-of-way line, for a total distance of 1440.54 feet to a point for the northwest corner of said 45.689 acre tract, on the south right-of-way line of said Jones Maltsberger Road, and the north line of said called 100.03 acre tract;
- THENCE: N 78°35'32" E, along and with the south right-of-way line of said Jones Maltsberger Road, the north line of said called 100.03 acre tract, a distance of 1388.12 feet to a point for the northeast corner of said 45.689 acre tract;
- THENCE: S 36°51'50" E, along and with the northeast line of said 45.689 acre tract, with the south right-of-way line of said Jones Maltsberger Road, at a distance of 6.52 feet departing the south right of way line of said Jones Maltsberger Road and continuing with the southwest line of said Lot 21, for a total distance of 1169.66 feet to the POINT OF BEGINNING and containing 45.689 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 9197-20 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: November 9, 2020
JOB NO. 9197-20
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