

AN ORDINANCE 2014 - 11 - 06 - 0887

**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 10.187 acres out of NCB 34732 & NCB 34752 and 4.008 acres out of Lot 901, Block 110, NCB 16386 from "C-2 PUD MLOD-1" Commercial Planned Unit Development Military Lighting Overlay District, "C-2 PUD GC-1 MLOD-1" Commercial Planned Unit Development Hill Country Gateway Corridor Military Lighting Overlay District and "C-2 PUD UC-1 GC-1 MLOD-1" Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District to "C-2 MLOD-1" Commercial Military Lighting Overlay District, "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay District and "C-2 UC-1 GC-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District.

**SECTION 2.** A description of the property is attached as **Attachment "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.

SG/cla  
11/06/2014  
# Z-20

CASE NO. Z2014250

**SECTION 5.** This ordinance shall become effective November 16, 2014.


**PASSED AND APPROVED** this 6<sup>th</sup> day of November 2014.

  
M A Y O R  
Ivy R. Taylor

**ATTEST:**

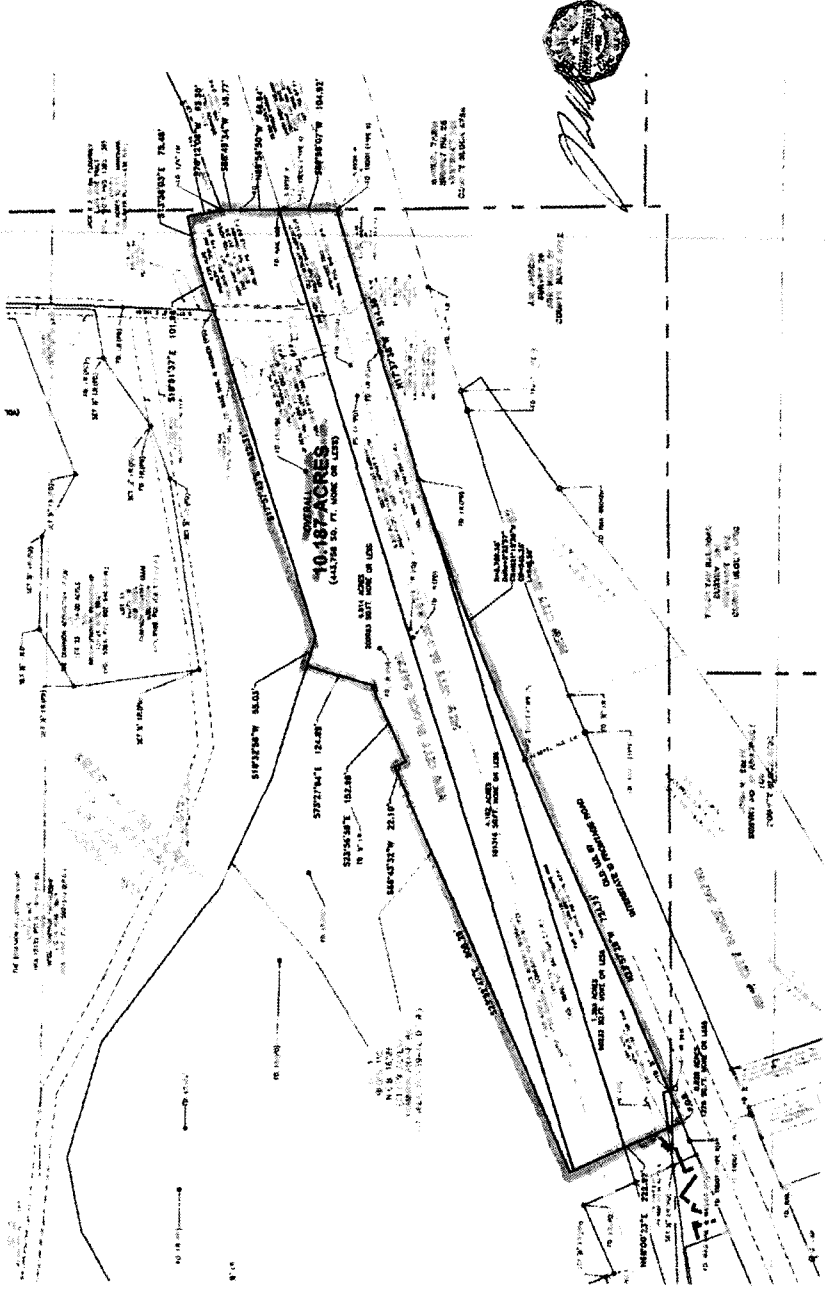
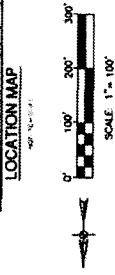
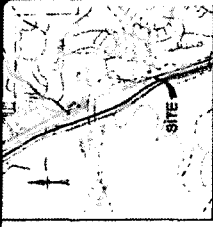
  
\_\_\_\_\_  
Leticia M. Vadek, City Clerk

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
for Robert F. Greenblum, City Attorney

<b>Agenda Item:</b>	Z-20 ( in consent vote: 21, P-1, Z-1, 22, Z-2, 24, P-3, Z-5, Z-6, Z-7, P-4, Z-8, P-5, Z-9, P-6, Z-10, Z-12, Z-13, Z-14, Z-15, Z-16, Z-20, Z-21, Z-23 )						
<b>Date:</b>	11/06/2014						
<b>Time:</b>	02:13:28 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z2014250 (District 8): An Ordinance amending the Zoning District Boundary from "C-2 PUD MLOD-1" Commercial Planned Unit Development Military Lighting Overlay District, "C-2 PUD GC-1 MLOD-1" Commercial Planned Unit Development Hill Country Gateway Corridor Military Lighting Overlay District and "C-2 PUD UC-1 GC-1 MLOD-1" Commercial Planned Unit Development IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District to "C-2 MLOD-1" Commercial Military Lighting Overlay District, "C-2 GC-1 MLOD-1" Commercial Hill Country Gateway Corridor Military Lighting Overlay District and "C-2 UC-1 GC-1 MLOD-1" Commercial IH-10/FM 1604 Urban Corridor Hill Country Gateway Corridor Military Lighting Overlay District on 10.187 acres out of NCB 34732 & NCB 34752 and 4.008 acres out of Lot 901, Block 110, NCB 16386 located on portions of the 22200 through 24400 Blocks of IH 10 West. Staff and Zoning Commission recommend approval.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ivy R. Taylor	Mayor		x				
Diego Bernal	District 1	x					
Keith Toney	District 2		x				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				
Michael Gallagher	District 10		x			x	

Z2014250



Pape-Dawson ENGINEERS

ZONING EXHIBIT

9263-14  
DATE: J.A. 11/11  
DRAWN BY: J.A.  
CHECKED BY: J.A.  
APPROVED BY: J.A.  
SCALE: 1" = 100'



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR

A 10.187 acre, or 443,758 square feet more or less, tract of land comprised of 4.614 acres being Tax Parcel 749464 of New City Block 34732, the remainder of that 30.600 acre tract described in deed to Leon Creek Ltd. and recorded in Volume 10057, Pages 1080-1084, 4.162 acres being Tax Parcel 749693 of New City Block 34752, the remainder of that 6.368 acre tract described in deed to Leon Creek Ltd. and recorded in Volume 9690, Pages 948-954, 1.383 acres being Tax Parcel 1186253 of New City Block 34752, the remainder of that 1.504 acre tract described in deed to Leon Creek Ltd. and recorded in Volume 15844, Pages 418-428, and 0.028 of an acre being Tax Parcel 1196608 of New City Block 34732, the remainder of that 0.084 of an acre tract described in deed to Leon Creek, Ltd. recorded in Volume 15929, Pages 1722-1729, all of the Official Public Records of Real Property of Bexar County, Texas, out of the J.M Arrocha Survey No. 26, Abstract 27, County Block 4752 and the John W. Smith Survey No. 27, Abstract 708, County Block 4732, now all in the City of San Antonio, Bexar County, Texas. Said 10.187 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 a found ½" iron rod with cap marked "Pape-Dawson" on the east right-of-way line of U.S. Highway 87, a 120-foot public right-of-way, on the west line of a 0.084 acre tract described in deed to Leon Creek, Ltd. recorded in Volume 15929, Pages 1722-1729 of the Official Public Records of Real Property of Bexar County, Texas, at the southernmost southwest corner of Lot 1, Block 110 of the Dominion Phase 8A subdivision recorded in Volume 9664, Pages 59-60 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** N 66°00'23" E, departing the east line of said U.S. Highway 87 and the west line of said 0.084 acre tract, with the south line of said Lot 1 over and across said 0.084 acre tract, at a distance of 28.28 feet passing the east line of said 0.084 acre tract and the west line of said 1.504 acre tract continuing a distance of 86.89 feet over and across said 1.504 acre tract passing the east line of said 1.504 acre tract and the west line of said 6.368 acre tract, and continuing a distance of 100.62 feet over and across said 6.368 acre tract to the east line of said 6.368 acre tract and the west line of a said 30.600 acre tract, and continuing a distance of 7.13 feet to a found ½" iron rod with cap marked "Pape-Dawson" at a reentrant corner of said Lot 1 for a total distance of 222.92 feet for the northeast corner of the herein described tract;

**THENCE:** With the west line of said Lot 1, the following bearings and distances:  
S 23°52'47" E, a distance of 808.29 feet to a found ½" iron rod with cap marked "Pape-Dawson";

Dominion Phase 8 Zoning  
10.187 Acres  
Job No: 9233-14

S 66°43'32" W, a distance of 22.10 feet to a found ½" iron rod with cap marked "Pape-Dawson";

S 23°56'59" E, a distance of 152.98 feet to a found ½" iron rod with cap marked "Pape-Dawson";

S 73°27'04" E, a distance of 124.89 feet to a found ½" iron rod with cap marked "Pape-Dawson" on the east line of said 30.600 acre tract and the west line of a 127.0 acre tract described in deed to The Dominion Acquisition Group, LP recorded in Volume 12132, Pages 831-871 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: With the east line of said 30.60 acre tract and the west line of said 127.0 acre tract, the following bearings and distances:

S 16°32'56" W, a distance of 55.03 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 17°57'43" E, a distance of 622.31 feet to a found Mag Nail with washer stamped "Pape-Dawson" at the southwest corner of said 114.100 acre tract and the northwest corner of a 7.338 acre tract described in deed to Jack R. and Gladys Flourney and recorded in Volume 11017, Pages 1383-1385 of the Official Public Records of Real Property of Bexar County, Texas, from which a found ½" iron rod with cap marked "Pape-Dawson" bears S 87°57'58" E, a distance of 166.01 feet at an angle of said 127.0 acre tract and said 7.338 acre tract;

THENCE: Continuing with the east and south line of said 30.600 acre tract, and the west lines of said 7.338 acre tract, called as the center of Leon Creek, the following bearings and distances:

S 18°51'37" E, a distance of 101.96 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 13°38'03" E, a distance of 75.46 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the southeast corner of the herein described tract;

THENCE: S 78°12'08" W, departing the centerline of said Leon Creek with the call of said 7.338 acre tract, a distance of 63.30 feet to a found ¼" iron rod at an angle of said 7.338 acre tract and the northeast corner of a 5.511 acre tract described in deed to Dominion Creek LLC and recorded in Volume 14424, Pages 1256-1259 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: With the south lines of said 30.60 acre tract, and the north lines of said 5.511 acre tract, the following bearings and distances:

S 88°49'34" W, a distance of 35.77 feet to a found ½" iron rod;

Dominion Phase 8 Zoning  
10.187 Acres  
Job No: 9233-14

N 89°56'50" W, a distance of 68.94 feet to a found 80D nail at the southwest corner of said 30.60 acre tract, the southeast corner of the aforementioned 6.368 acre tract for the southwest corner of the herein described tract;

THENCE: S 89°59'07" W, with the south line of said 6.368 acre tract, at 1.3 feet passing a found TxDOT Monument for a total distance of 104.92 feet to a set ½" iron rod with cap marked "Pape-Dawson" at the southwest corner of said 6.368 acre tract and on the east right-of-way line of said U.S. Highway 87, for the southwest corner of the herein described tract, from which a found TxDOT Monument bears S 89°59' W, a distance of 1.4 feet;

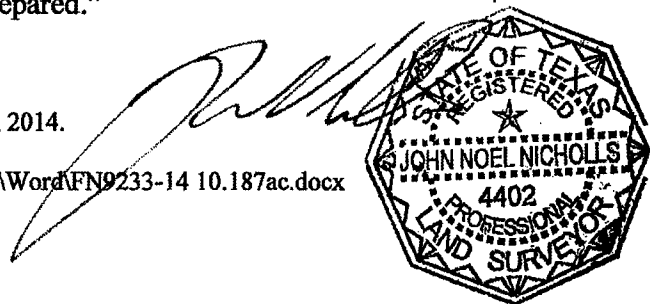
THENCE: N 17°37'36" W, with the east right-of-way line of said US Highway 87 and the west line of said 6.368 acre tract, a distance of 514.36 feet to a found ½" iron rod with cap marked "Pape-Dawson" a point on the west line of said 6.368 acre tract and the south corner of the aforementioned 1.504 acre tract, for a point of non-tangent curvature of the herein described tract;

THENCE: Continuing with the east right-of-way line of said US Highway 87 and the west line of said 1.504 acre tract along a non-tangent curve to the left, said curve having a radial bearing of S 71°26'29" W, a radius of 5789.58 feet, a central angle of 05°23'57", a chord bearing and distance of N 21°15'30" W, 545.36 feet, for an arc length of 545.56 feet to a found TxDOT Monument for a point of tangency;

THENCE: N 23°57'28" W, continuing with the east right-of-way line of said US Highway 87 and the west line of said 1.504 acre tract at a distance of 662.30 feet passing a west corner of said 1.504 acre tract and the southwest corner of a 0.084 acre tract and continuing a distance of 62.43 feet with the west line of said 0.084 acre tract, for a total distance of 724.73 feet to the POINT OF BEGINNING, and containing 10.187 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 description and map prepared under job number 9233-14 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 5, 2014, September 10, 2014.  
JOB NO. 9233-14  
DOC. ID. N:\Survey14\14-9200\9233-14\Word\FN9233-14 10.187ac.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



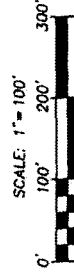
72014250

PLAT NUMBER 130390

SUBDIVISION PLAT OF

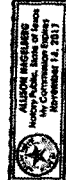
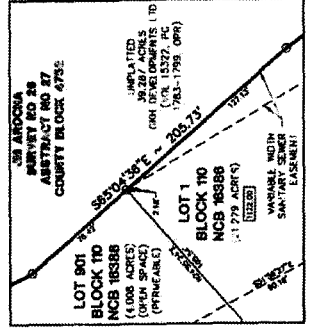
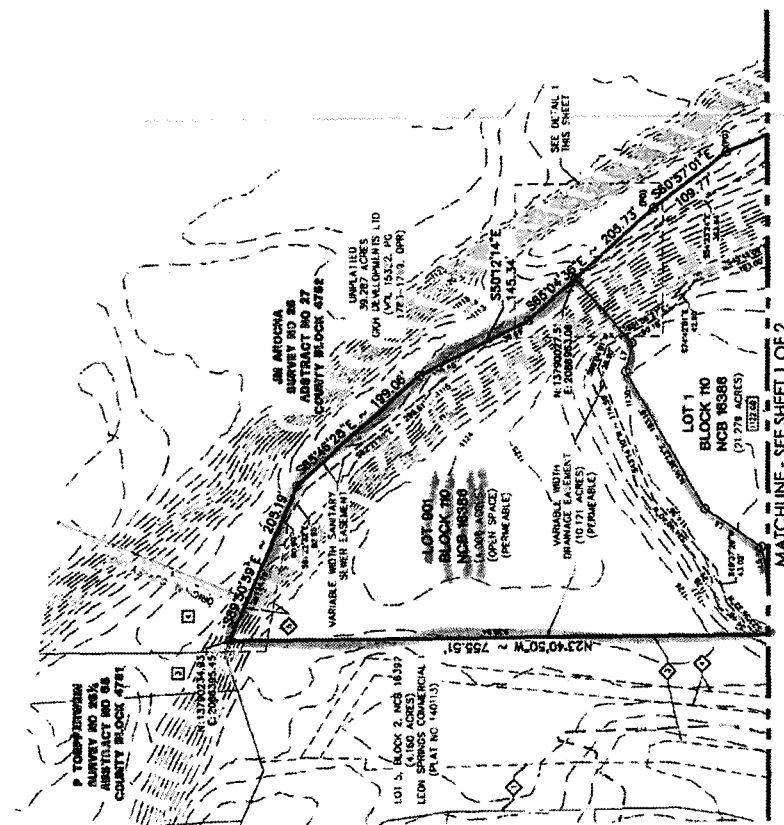
DOMINION PHASE 8A

Block 1, 1.18 Acre Tract... Abstract No. 88... County Block 4781... Abstract No. 27... County Block 4786... Abstract No. 100... County Block 4785... Abstract No. 100... County Block 4785... Abstract No. 100... County Block 4785...



PAPE-DAWSON ENGINEERS INC. Survey, Map Registration / CAD

DATE OF PRINT: January 27, 2014

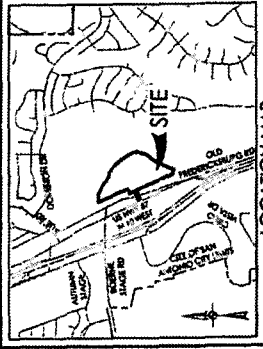


STATE OF TEXAS... COUNTY OF BEXAR... BEFORE ME, the undersigned authority on the day personally appeared... I, [Signature], Notary Public for the State of Texas, do hereby certify that the foregoing instrument is the true and correct copy of the original as recorded in my records...

STATE OF TEXAS... COUNTY OF BEXAR... I, [Signature], Director of the State Office of Public Information, do hereby certify that the foregoing instrument is the true and correct copy of the original as recorded in my records...

STATE OF TEXAS... COUNTY OF BEXAR... I, [Signature], County Clerk, do hereby certify that the foregoing instrument is the true and correct copy of the original as recorded in my records...

STATE OF TEXAS... COUNTY OF BEXAR... I, [Signature], County Clerk, do hereby certify that the foregoing instrument is the true and correct copy of the original as recorded in my records...



LOCATION MAP

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPAGE PLAT

PLAT NOTES: 1. THIS INSTRUMENT... 2. THE DEVELOPER... 3. THE DEVELOPER... 4. THE DEVELOPER... 5. THE DEVELOPER...

STATE OF TEXAS... COUNTY OF BEXAR... I, [Signature], County Clerk, do hereby certify that the foregoing instrument is the true and correct copy of the original as recorded in my records...



Back 9684 Page 60 of 62

for [Signature]

COUNTY CLERK, BEXAR COUNTY, TEXAS

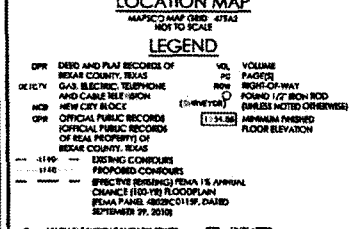
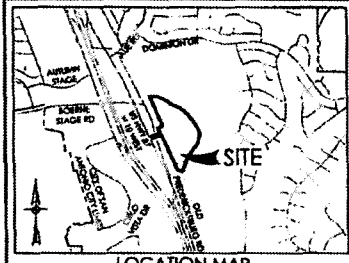


22014250

PLAT NUMBER 130390

SUBDIVISION PLAT OF DOMINION PHASE 8A

BRING A 28.48-ACRE TRACT OF LAND ESTABLISHING LOT 1 AND BLOCK 110, NCB 16388, COMPOSED OF 19.00 ACRES OUT OF THAT CALLED 30.60 ACRES TRACT RECORDED IN VOLUME 10057, PAGES 108-108A; A 3.876 ACRES TRACT AND A 0.028 OF AN ACRE TRACT BOTH OUT OF A 4.368 ACRES TRACT RECORDED IN VOLUME 1900, PAGES 148-154; A 1.034 ACRES TRACT RECORDED IN VOLUME 13844, PAGES 418-426; AND A 0.084 ACRES TRACT OF LAND OUT OF THAT 2.075 ACRES TRACT RECORDED IN VOLUME 838, PAGES 788-792. ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS, OUT OF THE J.M. ARQUA SURVEY NO. 23, ABSTRACT NO. 27, COUNTY BLOCK 4782, BEAR COUNTY, TEXAS, NOW ASSIGNED NEW CITY BLOCKS 14386 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.



FINISHED FLOOR FOR FLOODPLAIN NOTE: FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST ONE FOOT HIGHER THAN THE COMBINED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YEAR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

IMPACT FEE PAYMENT NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER, WASTE AND/OR WASTEWATER SERVICE CONNECTION.

EDU NOTE: THE PORTION OF EQUIVARIANT DWELLING UNIT EDU FUND PAID FOR THIS SUBDIVISION PLAT ARE LEFT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE - EDITION 2008, AND THE CODES AND ORDINANCES ENACTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE ADEQUATE STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: TERRY GUSTAVSON, INC.

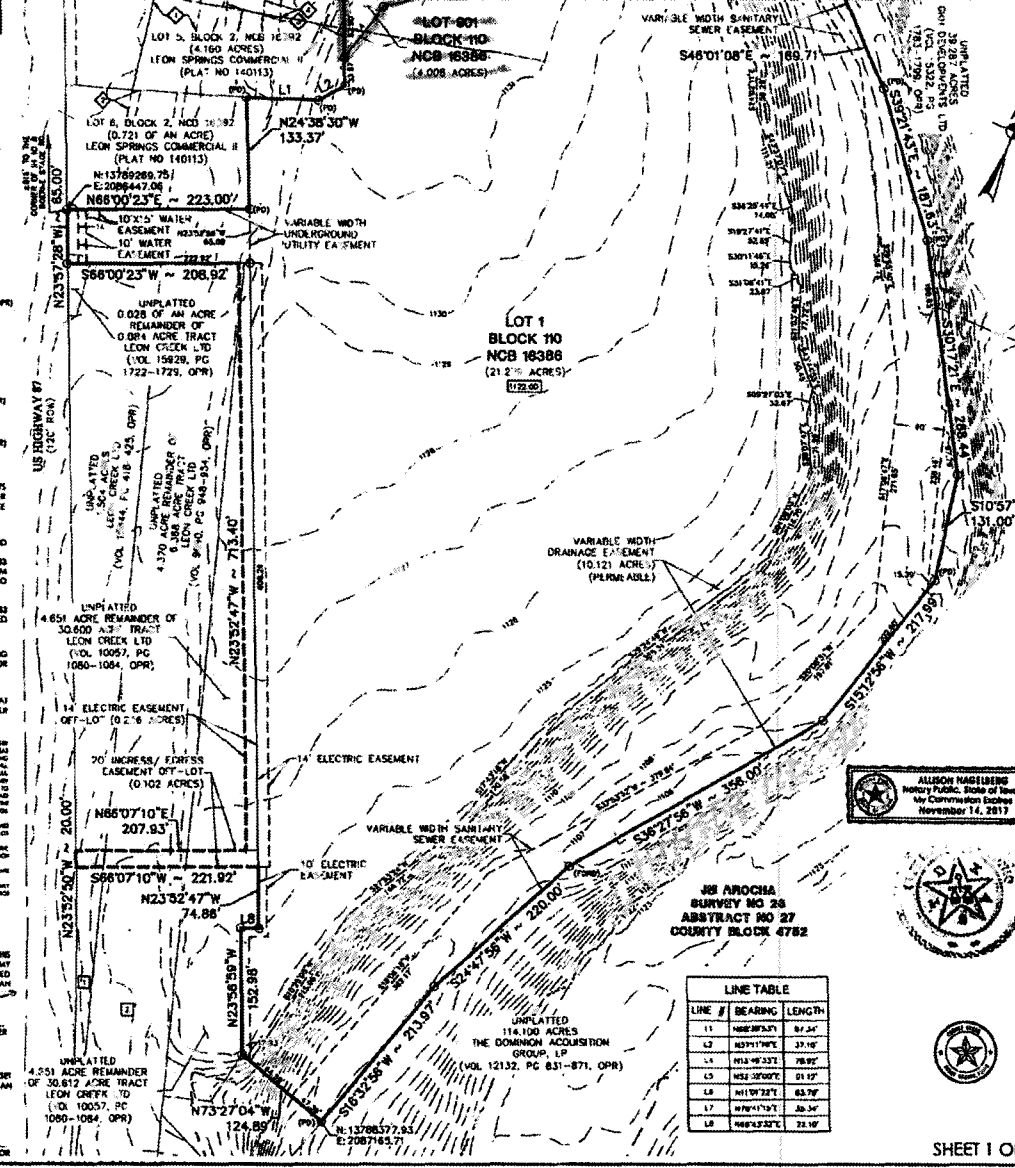
THE DEPARTMENT ACCESS EASEMENT NOTE: NO STRUCTURE, POLE, TOWER OR OTHER OBSTRUCTION THAT IMPEDES DRAINAGE SHALL BE PLACED WITHIN THE LINES OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT...

DRAINAGE EASEMENT NOTE: NO STRUCTURE, POLE, TOWER OR OTHER OBSTRUCTION THAT IMPEDES DRAINAGE SHALL BE PLACED WITHIN THE LINES OF THE DRAINAGE EASEMENT SHOWN ON THIS PLAT...

DRAINAGE EASEMENT MAINTENANCE NOTE: THE MAINTENANCE OF DRAINAGE EASEMENTS, DRAINAGE, AND OPEN PEARLSPACE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOUSING ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

FLOOD PLANE NOTE: THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE OBTAINED TO COMPLY WITH REQUIREMENTS OF THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION CONSTRUCTION WHEN THESE EASEMENTS IS FLOODED UNDER THE FLOOD SURVEY APPROVAL OF THE BEAR COUNTY OR CITY OF SAN ANTONIO (100-YEAR) ADJUSTABLE BEAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

MATCHLINE - SEE SHEET 2 OF 2



SCALE: 1" = 100' 0' 100' 200' 300' PAPE-DAWSON ENGINEERS 558 EAST MARKEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.578.8900 FAX: 210.575.8900 DATE OF PRINT: January 27, 2014

STATE OF TEXAS COUNTY OF BEAR JOHN FLECK LEON CREEK LTD. 3281 HAZARD ST. SAN ANTONIO, TEXAS 78214 (210) 295-3924

STATE OF TEXAS COUNTY OF BEAR I HEREBY ASSESS THE UNDISBURSED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN FLECK...

STATE OF TEXAS COUNTY OF BEAR I, Allison Navelberg, Notary Public, do hereby certify that this plat was submitted to the City of San Antonio, Texas, and having been reviewed by the Director of Development Services Department, is hereby approved in accordance with state or local laws and regulations, and/or where administrative exceptions have been granted.

STATE OF TEXAS COUNTY OF BEAR I, Gerald Rockhoff, County Clerk of Bear County, do hereby certify that this plat was filed for record in my office on the 7 day of February, A.D. 2014, and duly recorded on the 7 day of February, A.D. 2014, at 1:16 p.m. in the book and plat records of Bear County, in book volume, page, on page 59, in witness whereof, I have hereunto set my hand and official seal of office this 7 day of February, A.D. 2014.

LINE TABLE with columns for LINE #, BEARING, and LENGTH. Includes lines 1 through 8 with specific survey data.

Book 9847 Page 58



DOMINION PHASE 8A CIVIL Job No. 7032-301 Survey Job No. 7074-13

FIELD NOTES  
FOR

A 4.008 acre, or 174,580 square feet more or less, tract of land being Lot 901, Block 110, of the Dominion Phase 8A subdivision recorded in Volume 9664, Pages 59-60 of the Deed and Plat Records of Bexar County, Texas, out of the J.M Arrocha Survey No. 26, Abstract 27, County Block 4752 and the John W. Smith Survey No. 27, Abstract 708, County Block 4732, now all in New City Block 16386 of the City of San Antonio, Bexar County, Texas. Said 4.008 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 a found ½" iron rod with cap marked "Pape-Dawson" at the south corner of said Lot 901, and a west corner of Lot 1 of said Dominion Phase 8A subdivision, on the east line of Lot 5, Block 2 of the Leon Springs Commercial II subdivision recorded Volume 9670, Page 146 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** N 23°40'50" W, with the west line of said Lot 901 and the east line of said Lot 5, a distance of 721.84 feet to a found ½" iron rod with cap marked "Pape-Dawson" at the northwest corner of said Lot 901, the northeast corner of said Lot 5, and on the south line of a 39.287 acre tract described as "Tract I" in deed to GKH Development Ltd. and recorded in Volume 15322, Pages 1783-1799 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** S 89°50'59" E, with the north line of said Lot 901 and the south line of said 39.287 acre tract passing at a distance of 55.19 feet the south corner of said 39.287 tract and the west corner of a 55.969 acre tract described as "Tract II" in said deed to GHK Development Ltd. and continuing a distance of 150.00 feet with the west line of said 55.969 acre tract to a found ½" iron rod with cap marked "Pape-Dawson" for a total distance of 205.19 feet;

**THENCE:** With the east line of said Lot 901 and the west line of said 55.969 acre tract, the following bearings and distances:

S 65°46'28" E, a distance of 199.06 feet to a found ½" iron rod;

S 50°12'14" E, a distance of 145.34 feet to a found ½" iron rod with cap marked "Pape-Dawson";

S 65°04'36" E, a distance of 76.42 feet to a set 60D nail with washer stamped "Pape-Dawson" being the east corner of said Lot 901, the north corner of Lot 1 of said Dominion Phase 8A subdivision, for the east corner of the herein described tract;

Dominion Phase 8 Zoning  
4.008 acres  
Job No.: 9233-14

THENCE: Departing the west line of said 55.969 acre tract, and with the southeast line of said Lot 901 and the northwest line of said Lot 1 the following bearings and distances:

S 24°55'24" W, a distance of 105.54 feet to a found ½" iron rod with cap marked "Pape-Dawson";

S 78°41'15" W, a distance of 35.34 feet to a found ½" iron rod with cap marked "Pape-Dawson";

S 36°38'23" W, a distance of 193.18 feet to a found ½" iron rod with cap marked "Pape-Dawson";

S 11°01'22" W, a distance of 83.70 feet to a found ½" iron rod with cap marked "Pape-Dawson";

S 52°32'00" W, a distance of 61.12 feet to a found ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 13°49'33" W, a distance of 78.92 feet to the POINT OF BEGINNING, and containing 4.008 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 description and map prepared under job number 9233-14 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 5, 2014, October 2, 2014  
JOB NO. 9233-14  
DOC. ID. N:\Survey14\14-9200\9233-14\Word\FN9233-14 Lot 901.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

