



METES AND BOUNDS DESCRIPTION
FOR
ZONING

A 100.000 acre, or 4,356,000 square feet more or less, tract of land out of Block 59 and Block 60 of the Cable Ranch Subdivision recorded in Volume 105, Page 162 in the Deed and Plat Records of Bexar County, Texas, and being further described as being out of the 361.919 acre tract listed in Volume 8686, Page 1440 in the Official Public Records of Real Property of Bexar County, Texas, and described in Volume 1984, Page 51 in the Deed Records of Bexar County, Texas, in New City Block (N.C.B.) 13941 of the City of San Antonio, Bexar County, Texas. Said 100.000 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 point at the south end of the southwest cutback, at the intersection of State Highway 151, a minimum 350-foot right-of-way and Callaghan Road, a 83-foot right-of-way;

THENCE: S 00°12'27" E, along and with the west right-of-way line of said Callaghan Road, a distance of 1.34 feet to a point, at the northeast corner of the 1.864 acre tract described in Volume 6963, Page 676 in said Deed Records;

THENCE: Departing the west right-of-way line of said Callaghan Road, along and with said 1.864 acre tract the following bearings and distances:

S 89°45'33" W, a distance of 290.00 feet to a point;

S 00°12'27" E, a distance of 280.00 feet to a point;

N 89°45'33" E, a distance of 290.00 feet to a point on the west right-of-way line of said Callaghan Road;

THENCE: S 00°12'27" E, along and with the west right-of-way line of said Callaghan Road, a distance of 700.80 feet to a point on the south line of said Block 60 and at the northeast corner of the 117.432 acre tract described in Volume 9261, Page 1792 in said Official Public Records;

THENCE: S 89°55'40" W, along and with the south line of said Block 60 and the north line of said 117.423 acre tract, at a distance of 2908.32 feet passing a found mag nail marked "Northstar", at the northwest corner of said 117.423 acre tract and the northeast corner of the 16.62 acre tract described in Volume 18488, Page 2372 in said Official Public Records, continuing along and with the south line of said Block 60 and the north line of said 16.62 acre tract, a total distance of 3047.39 feet to a point;

THENCE: Departing the south line of said Block 60 and the north line of said 16.62, over and across said Block 60, Block 59 and said 361.919 acre tract, the following bearings and distances:

N 00°04'20" W, a distance of 235.68 feet to a point;

N 27°52'13" E, a distance of 2152.91 feet to a point on the southwest right-of-way line of said State Highway 151;

THENCE: Along and with the southwest right-of-way line of said State Highway 151, the following bearings and distances:

S 62°07'47" E, a distance of 1371.94 feet to a point;

S 60°29'35" E, a distance of 873.43 feet to a point, at the west end of said cutback;

THENCE: S 38°31'03" E, along and with said cutback line, a distance of 103.99 feet to the POINT OF BEGINNING and containing 100.000 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit map prepared under job number 11815-00 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: March 19, 2019
JOB NO. 11815-00
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