



**DESCRIPTION FOR
18.588 ACRES
ZONING**

A **18.588 acre** tract of land within New City Block 17727, City of San Antonio, Bexar County, Texas, out of the George Voss Survey, Abstract No. 788, Bexar County, Texas, said 18.588 acres being the 18.685 acres as described herein out of the Frank J. Sitterle, Jr. and Jeff Buell called 21.90 acre tract, recorded in Volume 17618, Page 29, Official Public Records of Bexar County, Texas (O.P.R.), less excepting a 0.097 acre tract for a cell tower lease area, referenced as Lease Area, Emerald Forest, Hemphill, according to Ordinance No. 2019-08-08-0623, Case No. Z2018-900070 S ERZD, City of San Antonio, Bexar County, Texas, said 18.685 acres and the exception of 0.097 acre being more particularly described by metes and bounds as follows:

COMMENCING at a set $\frac{1}{2}$ " iron rod with a blue plastic cap stamped "KFW SURVEYING", for the southwest corner of said 21.90 acre tract, on the northern right-of-way of North Loop 1604 (variable width right-of-way) from which a found $\frac{1}{2}$ " iron rod for the southeast corner of a 0.3762 acre tract conveyed to Apostolic Church of San Antonio, Inc., recorded in Volume 14809, Page 1713, O.P.R., bears $S01^{\circ} 05' 59"W$ for a distance of 1.88 feet, for reference;

THENCE, $N01^{\circ} 05' 59"E$, along the western boundary of the said 21.90 acre tract, the eastern boundary of said 0.3762 acre tract for a distance of 190.76 feet for the southwestern corner of this tract and the **POINT OF BEGINNING**:

THENCE, $N01^{\circ} 05' 59"E$, along the western boundary of this tract and said 21.90 acre tract, the eastern boundary of said 0.3762 acre tract, and the eastern boundary of a 10.8615 acre tract, conveyed to Calvary Apostolic Church of San Antonio, Inc., recorded in Volume 14809, Page 1703 O.P.R. for a distance of **786.38 feet** to a found $\frac{1}{2}$ " iron rod for an interior corner of this tract and said 21.90 acre tract, the northern corner of said 10.8615 acre tract, an exterior corner of a 120.82 acres, called Tract VI, conveyed to the Planned Unit Development Emerald Forest Homeowners Association, recorded in Volume 11154, Page 2242 O.P.R.;

THENCE, $N37^{\circ} 23' 27"W$, along the southwestern boundary of this tract and said 21.90 acre tract, a northeastern boundary of said 120.82 acre tract for a distance of **341.53 feet** to a found $\frac{1}{2}$ " iron rod for a western corner of this tract and said 21.90 acre tract, an interior corner of said 120.82 acre tract;

THENCE, $N26^{\circ} 15' 24"E$, along the northwestern boundary of this tract and said 21.90 acre tract, a southeastern boundary of said 120.82 acre tract for a distance of **270.05 feet** to a found $\frac{1}{2}$ " iron rod for the northern corner of this tract and said 21.90 acre tract, an interior corner of said 120.82 acre tract;

THENCE, along the northern boundary of this tract and said 21.90 acre tract, a southern boundary of said 120.82 acre tract the following courses and distances:

1. **$S60^{\circ} 44' 20"E$** , for a distance of **206.67 feet** to a found $\frac{1}{2}$ " iron rod for an interior corner of this tract and said 21.90 acre tract, an exterior corner of said 120.82 acre tract;
2. **$S81^{\circ} 28' 49"E$** , for a distance of **224.04 feet** to a found $\frac{1}{2}$ " iron rod for an exterior corner of this tract and said 21.90 acre tract, an interior corner of said 120.82 acre tract;
3. **$S62^{\circ} 33' 08"E$** , for a distance of **288.38 feet** to a found $\frac{1}{2}$ " iron rod for an interior corner of this tract and said 21.90 acre tract, an exterior corner of said 120.82 acre tract;

4. **S81° 02' 21"E**, for a distance of **25.17 feet** to a found ½" iron rod on the northern boundary of this tract and said 21.90 acre tract, a southeastern corner of said 120.82 acre tract, an exterior corner on the western right-of-way of Emerald Forest Drive as shown on the Emerald Forest PUD Unit 1 subdivision recorded in Volume 9526, Pages 177-182, Deed and Plat Records of Bexar County, Texas;

THENCE, along the eastern boundary of this tract and said 21.90 acre tract, the western right-of-way of Emerald Forest Drive the following courses and distances:

1. **S81° 02' 21"E**, for a distance of **67.11 feet** to a found ½" iron rod for an exterior corner of this tract and said 21.90 acre tract, an interior corner of the western right-of-way of Emerald Forest Drive;
2. **S04° 53' 08" W**, for a distance of **174.36 feet** to a found ½" iron rod for an exterior corner of this tract and said 21.90 acre tract, an interior corner of the western right-of-way of Emerald Forest Drive;
3. **S35° 44' 50" W**, for a distance of **58.26 feet** to a found ½" iron rod for an interior corner of this tract and said 21.90 acre tract, an exterior corner of the western right-of-way of Emerald Forest Drive;
4. **S04° 54' 00" W**, for a distance of **100.04 feet** to a set 1/2" iron rod with plastic cap stamped "KFW SURVEYING" for an interior corner of this tract and said 21.90 acre tract, an exterior corner of the western right-of-way of Emerald Forest Drive;
5. **S26° 09' 42" E**, for a distance of **77.95 feet** to a found 1/2" iron rod for a point of a non-tangent curve of this tract and said 21.90 acre tract and said right-of-way of Emerald Forest Drive;
6. Along a curve to the **left**, concave to the east, having a radius of **1643.00 feet**, an arc length of **332.57 feet**, a delta angle of **011°35'52"**, and a chord which bears **S07° 20' 57"E** for a distance of 332.01 feet to a found 1/2" iron rod at a non-tangent point of this tract and said 21.90 acre tract and said right-of-way of Emerald Forest Drive;
7. **S 13° 06' 09" E**, for a distance of **283.52 feet** to a found 1/2" iron rod for a point of a non-tangent curve of this tract and said 21.90 acre tract and said right-of-way of Emerald Forest Drive;
8. Along a curve to the **right**, concave to the west, having a radius of **138.00 feet**, an arc length of **120.06 feet**, a delta angle of **049°50'52"**, and a chord which bears **S11° 47' 21"W** for a distance of 116.31 feet for the southern corner of this tract;

THENCE, along the southern boundary of this tract, through the interior of said 21.90 acre tract, the following courses and distances:

1. **N 36° 45' 00" W**, departing from said right-of-way of Emerald Forest Drive for a distance of **156.41 feet** to an interior corner of this tract;
2. **S 87° 00' 00" W**, for a distance of **643.31 feet** to the **POINT OF BEGINNING**.

CONTAINING: 18.685 acres, Bexar County, Texas, and being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

EXCEPTING OUT of the above described area all that certain 0.097 acre tract for a cell tower lease area, referenced as Lease Area, Emerald Forest, Hemphill, according to Ordinance No. 2019-08-08-0623, Case No. Z2018-900070 S ERZD, City of San Antonio, Bexar County, Texas;

COMMENCING at a set ½" iron rod with a blue plastic cap stamped "KFW SURVEYING", for the southwest corner of said 21.90 acre tract, on the northern right-of-way of North Loop 1604 (variable width right-of-way) from which a found 1/2" iron rod, for the southeast corner of a 0.3762 acre tract conveyed to Apostolic Church of San Antonio, Inc., recorded in Volume 14809, Page 1713 O.P.R., bears **S01° 05' 59"W** for a distance of 1.88 feet, for reference;

THENCE, N01° 48' 49"E, through the interior of said 21.90 acre tract and the interior of said 18.685 acre tract for a distance of 1301.65 feet to a point for the southeastern corner of this lease area and the **POINT OF BEGINNING**:

THENCE, through the interior of the said 18.685 acre tract the following courses and distances:

1. **N68° 59' 53"W**, along the southern boundary of this lease area for a distance of **65.00 feet** for the southwestern corner of this lease area;
2. **N21° 00' 07"E**, along the western boundary of this lease area for a distance of **65.00 feet** for the northwestern corner of this lease area;
3. **S68° 59' 53"E**, along the northern boundary of this lease area for a distance of **65.00 feet** for the northeastern corner of this lease area;
4. **S21° 00' 07"W**, along the eastern boundary of this lease area for a distance of **65.00 feet** to the **POINT OF BEGINNING**.

CONTAINING: 0.097 of an acre, Bexar County, Texas, and being described in accordance with an exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

Job No.: 20-025
Prepared by: KFW Surveying
Date: May 6, 2020
Rev.: Sept 21, 2020
File: S:\Draw 2020\20-025 Emerald Forest\DOCS

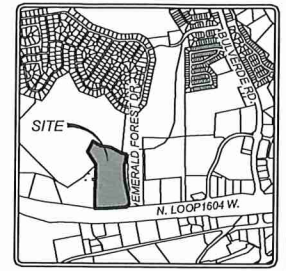


Douglas A. Kramer

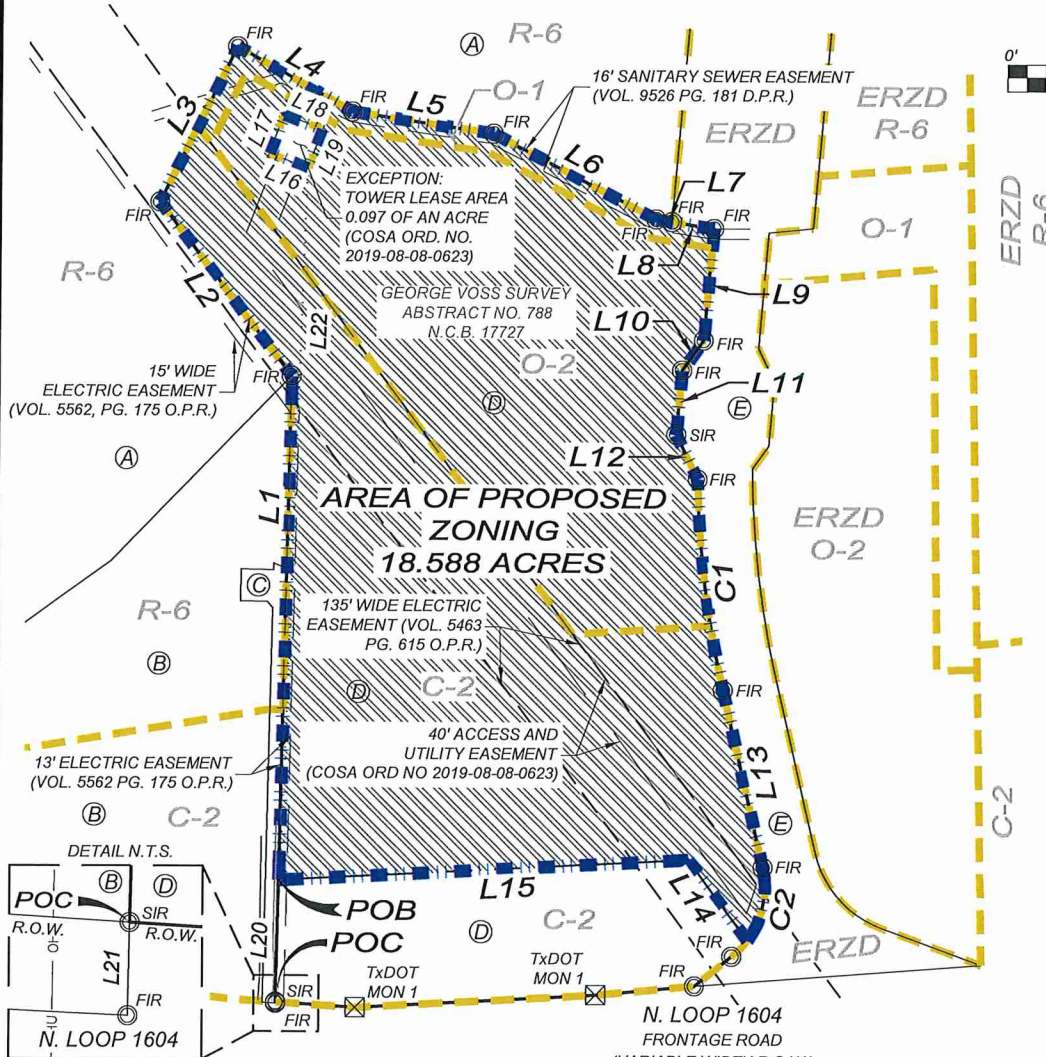
9.21.2020

NOTES

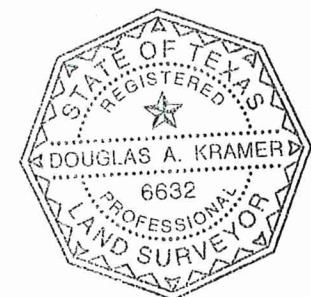
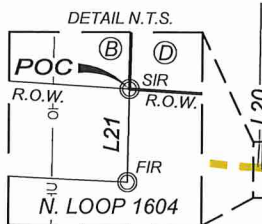
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA COMMUNITY PANEL NO. 48029C0260G, DATED 09/29/2010.
4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
5. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
7. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
8. ZONING DISTRICTS SHOWN HEREON WERE OBTAINED FROM THE WEBSITE OF <https://gis.sanantonio.gov/DSD/OneStop/Index.html> AS OF THE DATE OF THIS EXHIBIT.



SCALE: 1"=300'



- (A) 120.82 ACRES
TRACT VI
PLANNED UNIT DEVELOPMENT
EMERALD FOREST
HOMEOWNERS ASSOCIATION
(VOL. 11154, PG. 2242 O.P.R.)
- (B) 10.8615 ACRES
CALVARY APOSTOLIC
CHURCH OF SAN ANTONIO, INC.
(VOL. 14809, PG. 1703 O.P.R.)
- (C) 0.3726 ACRES
CALVARY APOSTOLIC
CHURCH OF SAN ANTONIO, INC.
(VOL. 14809, PG. 1713 O.P.R.)
- (D) FRANK J. SITTERLE, JR. AND
JEFF BUELL
21.90 ACRES
(VOL. 17618, PG. 29 O.P.R.)
- (E) EMERALD FOREST DR.
(VARIABLE WIDTH R.O.W.)
(VOL. 9526 PG. 177-182 D.P.R.)



ERZD - EDWARDS RECHARGE
ZONE DISTRICT
R6 - RESIDENTIAL SINGLE FAMILY
O-1 - OFFICE DISTRICT
O-2 - OFFICE DISTRICT
C-2 - COMMERCIAL DISTRICT

--- EXISTING ZONING
--- PROPOSED ZONING

SYMBOL LEGEND

- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- ⊗ TXDOT TEXAS DEPARTMENT OF TRANSPORTATION MONUMENT TYPE I OR TYPE II AS NOTED
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BEXAR:

I, DOUGLAS A. KRAMER, DO HEREBY CERTIFY TO THAT THIS ZONING EXHIBIT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION. THE FIELDWORK WAS COMPLETED ON 03/12/2020.

Douglas A. Kramer 9-21-2020
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
EMAIL: DKRAMER@KFWENGINEERS.COM
DATE OF SURVEY: 05/11/2020
PROJECT NO.: 20-025

EXHIBIT FOR PROPOSED ZONING AREA
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

REVISIONS: REVISED ZONING LIMITS	ISSUE DATE: 09/21/20
JOB NO. 20-025	DESIGNER: DAK
DATE: 05/11/2020	CHECKED: DAK
DRAWN: CAM	

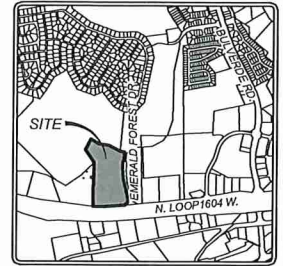
SHEET: 1 OF 2



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO: THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TBPELS) 1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741 PHONE: 512-440-7722; FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GOV

NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA COMMUNITY PANEL NO. 48029C0260G, DATED 09/29/2010.
4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
5. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".
7. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
8. ZONING DISTRICTS SHOWN HEREON WERE OBTAINED FROM THE WEBSITE OF <https://gis.sanantonio.gov/DSD/OneStop/Index.html> AS OF THE DATE OF THIS EXHIBIT.



LOCATION MAP
NOT-TO-SCALE

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	332.57'	1643.00'	011°35'52"	S07°20'57"E	332.01'
C2	120.06'	138.00'	049°50'52"	S11°47'21"W	116.31'

Line Table		
LINE #	DIRECTION	LENGTH
L1	N01°05'59"E	786.38'
L2	N37°23'27"W	341.53'
L3	N26°15'24"E	270.05'
L4	S60°44'20"E	206.67'
L5	S81°28'49"E	224.04'
L6	S62°33'08"E	288.38'
L7	S81°02'21"E	25.17'
L8	S81°02'21"E	67.11'
L9	S04°53'08"W	174.36'
L10	S35°44'50"W	58.26'
L11	S04°54'00"W	100.04'
L12	S26°09'42"E	77.95'
L13	S13°06'09"E	283.52'
L14	N36°45'00"W	156.41'
L15	S87°00'00"W	643.31'
L16	N68°59'53"W	65.00'
L17	N21°00'07"E	65.00'
L18	S68°59'53"E	65.00'
L19	S21°00'07"W	65.00'
L20	N01°05'59"E	190.76'
L21	S01°05'59"W	1.86'
L22	N01°48'49"E	1301.65'

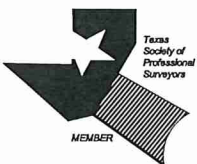


STATE OF TEXAS:
COUNTY OF BEXAR:

I, DOUGLAS A. KRAMER, DO HEREBY CERTIFY TO THAT THIS ZONING EXHIBIT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION. THE FIELDWORK WAS COMPLETED ON 03/12/2020.

Douglas A. Kramer 9-2-2020
DOUGLAS A. KRAMER

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
EMAIL: DKRAMER@KFWENGINEERS.COM
DATE OF SURVEY: 05/11/2020
PROJECT NO.: 20-025



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO: THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPELS) 1917 S INTERSTATE 35, AUSTIN, TEXAS, 78741 PHONE: 512-440-7123; FAX: 512-442-1414 - EMAIL: INFO@PELS.TEXAS.GOV



EXHIBIT FOR PROPOSED ZONING AREA
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

REVISIONS: REVISED ZONING LIMITS	ISSUE DATE: 09/2/20
JOB NO. 20-025	DESIGNER: DAK
DATE: 05/11/2020	CHECKED: DAK
DRAWN: CAM	

SHEET: 2 OF 2