

**LEGEND**

- █ GREEN
- █ YELLOW
- █ PINK
- █ BLUE
- CREEK
- PROPOSED

0' 300' 600' 900'

SCALE: 1" = 300'

North Arrow

DATE	10/11/16
PLANT NO.	101-1
DESIGNED BY	CHENAU
CHECKED BY	CHENAU
DATE	10/11/16
SCALE	AS SHOWN
TITLE	LAND SWAP EXHIBIT

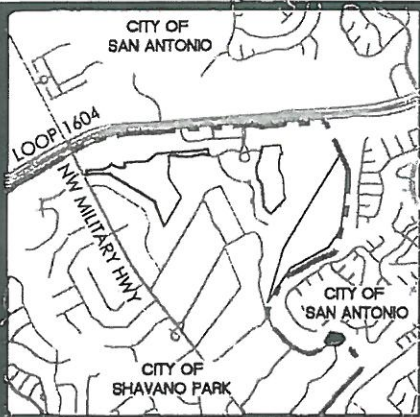
**SHAVANO PARK &  
CITY OF SAN ANTONIO**

**LAND SWAP EXHIBIT**

**P D PAPE-DAWSON  
ENGINEERS**

505 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.372.9300  
 1006 BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 | FAC: 210.372.9010

NO.	REVISION	DATE



**LOCATION MAP**

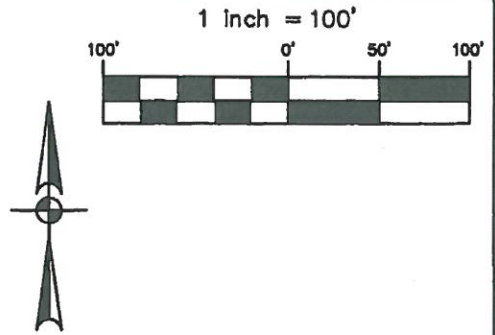
MAPSCO MAP GRID: 515D4  
NOT-TO-SCALE

**NOTES:**

1. "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

**LEGEND:**

- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD



2.559 ACRES  
LEE-1604 NO. ONE, LTD.  
(VOL. 3098, PG. 106 OPR)

(NEW CITY LIMITS) SAN ANTONIO  
SHAVANO PARK (NEW CITY LIMITS)  
N30°30'36"E  
135.00'

**1.88 ACRES**

REMAINING PORTION OF A  
409.0636 ACRES  
ROGERS SHAVANO RANCH, LTD.  
(VOL. 5553, PG. 103 OPR)

N13°08'17"E  
146.42'

(EXISTING) SAN ANTONIO CITY LIMITS  
SHAVANO PARK CITY LIMITS (EXISTING)

S62°02'54"W  
129.37'

**CLIFFSIDE**  
(50' R.O.W.)

P.O.B.  
EXISTING CITY LIMITS LINE  
N83°44'55"W  
158.22'

N83°56'44"W  
210.66'

S05°27'06"E  
11.26'

LOT 14  
SHAVANO PARK  
(VOL. 2222, PG. 337 DPR)

S25°48'12"W  
130.65'



EXHIBIT OF  
A PORTION OF THE CITY OF SAN ANTONIO  
TO BE ANNEXED BY THE CITY OF SHAVANO PARK

A 1.88 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THE COLLIN MCCRAE SURVEY NO. 391, ABSTRACT 482, IN BEXAR COUNTY, TEXAS.



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100268-00

DECEMBER 9, 2013

SHEET 1 OF 1  
JOB No.: 9347-13

Date: Dec 10, 2013, 1:16pm User ID: MHolmes  
File: N:\Survey\3\13-9300\9347-13\9347-13 EX-1.71 AC.dwg

METES AND BOUNDS DESCRIPTION  
FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

A 1.88 acre, more or less, tract of land out of a 409.0636 acre tract recorded in Volume 5553, Page 103 of the Official Public Records of Bexar County, Texas and out of a 2.559 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas, out of the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 1.88 acre tract being more fully described as follows:

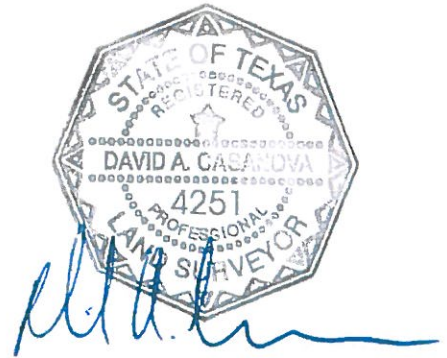
- BEGINNING: At a northwest corner of Lot 14 of Shavano Park Subdivision recorded in Volume 2222, Page 337 of the Deed and Plat Records of Bexar County, Texas, also being on the existing city limits line between the City of San Antonio and the city of Shavano Park;
- THENCE: S 05°27'06" E, along and with the west line of said Lot 14 and the existing City Limits line between San Antonio and Shavano Park, a distance of 11.26 feet to a corner of Cliffside, a 50-foot right-of-way dedicated on said Shavano Park;
- THENCE: N 83°44'55" W, along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 158.22 feet to an angle point;
- THENCE: S 62°02'54" W, continuing along and with the north right-of-way line of said Cliffside and the existing City Limits line, a distance of 129.37 feet to a point;
- THENCE: Departing the northerly line of said Cliffside and the existing City Limits line, over and across said 409.0636 acre tract and said 2.559 acre tract within the existing City Limits of San Antonio the following bearings and distances:
- N 13°08'17" E, a distance of 146.42 feet to a point;
- N 30°30'36" E, a distance of 135.00 feet to a point;
- S 79°00'32" E, a distance of 210.00 feet to a point;
- S 73°15'33" E, a distance of 239.00 feet to a point;
- S 25°48'12" W, a distance of 130.65 feet to the northeast corner of said Lot 14;

1.88 Acre  
Job No. 9347-13  
Page 2 of 2

THENCE: S 83°56'44" W, along and with the north line of said Lot 14 and the existing City Limits line, a distance of 210.66 feet to the POINT OF BEGINNING, and containing 1.88 acres in Bexar County, Texas.

“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.”

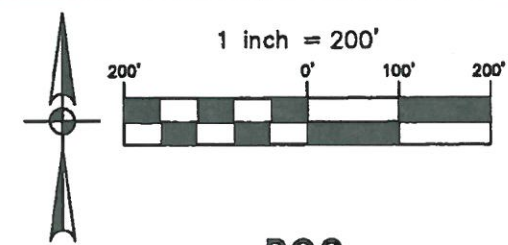
PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 9, 2013  
JOB NO. 9347-13  
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-1.71 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





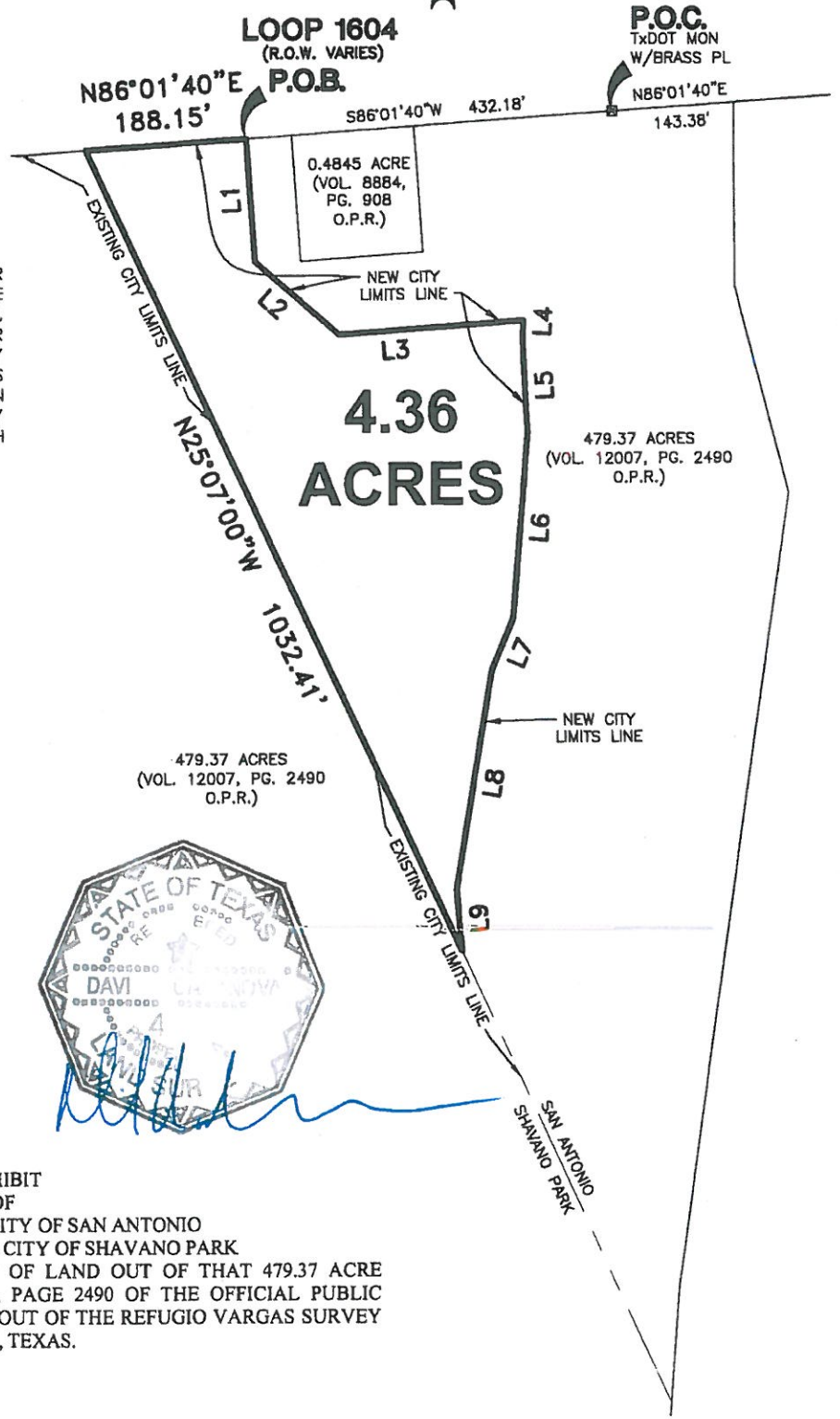
**LOCATION MAP**  
MAPSCO MAP GRID: 515D4  
NOT-TO-SCALE

**LEGEND:**  
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS  
 OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS  
 DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 FIR FOUND 1/2" IRON ROD



**NOTES:**  
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°58'19"E	143.30'
L2	S48°58'19"E	130.11'
L3	N86°01'41"E	217.61'
L4	S02°46'36"W	22.59'
L5	S02°54'17"E	108.73'
L6	S04°35'58"W	217.89'
L7	S23°10'19"W	65.11'
L8	S09°26'33"W	258.28'
L9	S05°07'00"E	71.84'



**EXHIBIT OF**  
 A PORTION OF THE CITY OF SAN ANTONIO  
 TO BE ANNEXED BY THE CITY OF SHAVANO PARK  
 A 4.36 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS SURVEY NO. 80, ABSTRACT 781, BEXAR COUNTY, TEXAS.



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 FAX: 210.375.9010  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100269-00

NOVEMBER 27, 2013

SHEET 1 OF 1  
 JOB No.: 9347-13

Date: Nov 27, 2013, 2:16pm User ID: MHolmes  
 File: N:\Survey\13-9300\9347-13 EX-4.36 AC.dwg

METES AND BOUNDS DESCRIPTION

FOR

A portion of the City of San Antonio to be Annexed by the City of Shavano Park

Being 4.36 acres, more or less, out of the 521 acres annexed by the City of San Antonio by Ordinance No. 7904. Said 4.36 acres also being out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, Bexar County, Texas. Said 4.36 acres being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract, from which the northeast corner of said 479.37 acre tract bears N 86°01'40" E, 143.38 feet;

THENCE: S 86°01'40" W, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 432.18 feet to the POINT OF BEGINNING;

THENCE: Departing the south right-of-way line of said Loop 1604, over and across said 479.37 acre tract, along and with the new City Limits line between the City of San Antonio and the City of Shavano Park, the following bearings and distances:

S 03°58'19" E, a distance of 143.30 feet to a point;

S 48°58'19" E, a distance of 130.11 feet to a point;

N 86°01'41" E, a distance of 217.61 feet to a point;

S 02°46'36" W, a distance of 22.59 feet to a point;

S 02°54'17" E, a distance of 108.73 feet to a point;

S 04°35'58" W, a distance of 217.89 feet to a point;

S 23°10'19" W, a distance of 65.11 feet to a point;

S 09°26'33" W, a distance of 258.28 feet to a point;

S 05°07'00" E, a distance of 71.84 feet to a point on the existing City Limits line of the City of Shavano Park and the City of San Antonio;

THENCE: N 25°07'00" W, along and with the existing City Limits line, continuing over and across said 479.37 acre tract, a distance of 1032.41 feet to a point on the south right-of-way line of said Loop 1604;

THENCE: N 86°01'40" E, along the new City Limits line between the City of San Antonio and the City of Shavano Park, the south right-of-way line of said Loop 1604, a distance of 471.56 feet to the POINT OF BEGINNING.

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PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 27, 2013  
JOB NO. 9347-13  
DOC. ID. N:\Survey13\13-9300\9347-13\Word\9347-13 FN-4.363 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



FIELD NOTES  
FOR

A portion of the City of Shavano Park to be Annexed by the City of San Antonio

A 31.81 acre, more or less, tract of land out of that 479.37 acre tract recorded in Volume 12007, Page 2490 of the Official Public Records of Bexar County, Texas, out of the Refugio Vargas Survey No. 80, Abstract 781, out of the Jacob Klaus Survey No. 78, Abstract 400, the Carlos Gonzales Survey No. 79, Abstract 279 and the Collin McCrae Survey No. 391, Abstract 482, in Bexar County, Texas. Said 31.81 acre tract being more fully described as follows, with bearings based on the Texas State Plane Coordinate System, South Central Zone, North American Datum of 1983, (CORS 96):

COMMENCING: At a found TxDOT Monument with Brass Plate on the south right-of-way line of Charles Anderson Loop 1604 (Loop 1604), a variable width right-of-way, on the north line of said 479.37 acre tract;

THENCE: N 86°01'40" E, along and with the south right-of-way line of said Loop 1604, the north line of said 479.37 acre tract, a distance of 143.38 feet to the northeast corner of said 479.37 acre tract, the northwest corner of a 47.56 acre tract recorded in Volume 3098, Page 106 of the Official Public Records of Bexar County, Texas;

THENCE: Departing the south right-of-way line of said Loop 1604, along and with the east line of said 479.37 acre tract, the west line of said 47.56 acre tract the following bearings and distances:

S 00°08'11" E, a distance of 212.82 feet to a point;

S 14°28'24" E, a distance of 249.81 feet to a point;

S 08°04'49" W, a distance of 936.72 feet to a point;

S 04°07'07" W, a distance of 129.82 feet to a point on the existing City Limits Line between the City of San Antonio and the City of Shavano Park for the POINT OF BEGINNING;

THENCE: Continuing along and with the east line of said 479.37 acre tract, and said existing City Limits Line the following bearings and distances:

S 04°07'07" W, a distance of 492.49 feet to a point;



S 06°34'01" W, a distance of 581.08 feet to a point;

S 25°20'01" W, a distance of 501.07 feet to a point;

S 01°03'05" W, a distance of 608.50 feet to a point;

S 42°26'22" W, a distance of 240.00 feet to a point;

S 86°19'52" W, a distance of 448.30 feet to a point;

S 66°10'21" W, a distance of 1011.55 feet to a point;

S 25°06'56" W, a distance of 961.63 feet to a point on the east right-of-way line of Cliff Side Drive, a 50-foot right-of-way, dedicated on Shavano Park, recorded in Volume 2222, Page 337 of the Deed Records of Bexar County, Texas;

THENCE: Departing said existing City limits line, along the new City Limits line between the City of San Antonio and the City of Shavano Park, along and with the east right-of-way line of said Cliff Side Drive, the southwest line of said 479.37 acre tract the following bearings and distances:

N 21°10'29" W, a distance of 281.94 feet to a point;

N 13°53'17" W, a distance of 376.28 feet to a point;

N 01°06'42" E, a distance of 142.47 feet to a found iron rod with cap stamped "MBC" for a corner of said 479.37 acre tract;

THENCE: Departing the east right-of-way line of said Cliff Side Drive, continuing along the new City Limits line between the City of San Antonio and the City of Shavano park, over and across said 479.37 acre tract the following bearings and distances:

N 51°01'33" E, a distance of 580.67 feet to a point;

N 55°21'33" E, a distance of 469.77 feet to a point;

N 80°34'35" E, a distance of 927.55 feet to a point;

N 49°43'13" E, a distance of 256.93 feet to a point;

N 19°49'39" E, a distance of 380.68 feet to a point;

N 04°42'19" E, a distance of 614.97 feet to a point;

N 03°41'18" W, a distance of 535.82 feet to a point;

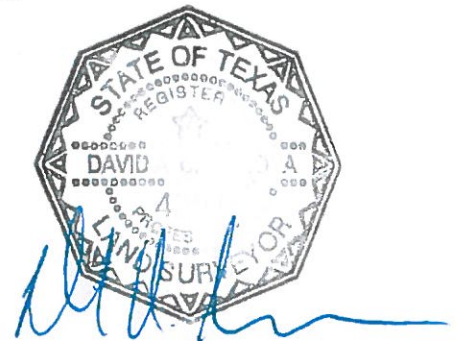
N 13°12'24" E, a distance of 285.36 feet to a point;

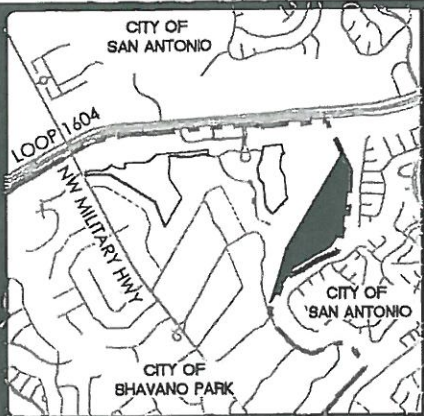
N 04°55'59" E, a distance of 636.81 feet to a point on the existing City Limits Line between said San Antonio and Shavano Park;

THENCE: S 25°07'00" E, along and with the existing City Limits Line, over and across said 479.37 acre tract, a distance of 578.62 feet to the POINT OF BEGINNING, and containing 31.81 acres in Bexar County, Texas.

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PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: November 13, 2013  
JOB NO. 9347-13  
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TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00





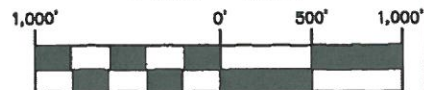
**LOCATION MAP**

MAPSCO MAP GRID: 515D4  
NOT-TO-SCALE

**NOTES:**

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1 inch = 1,000'



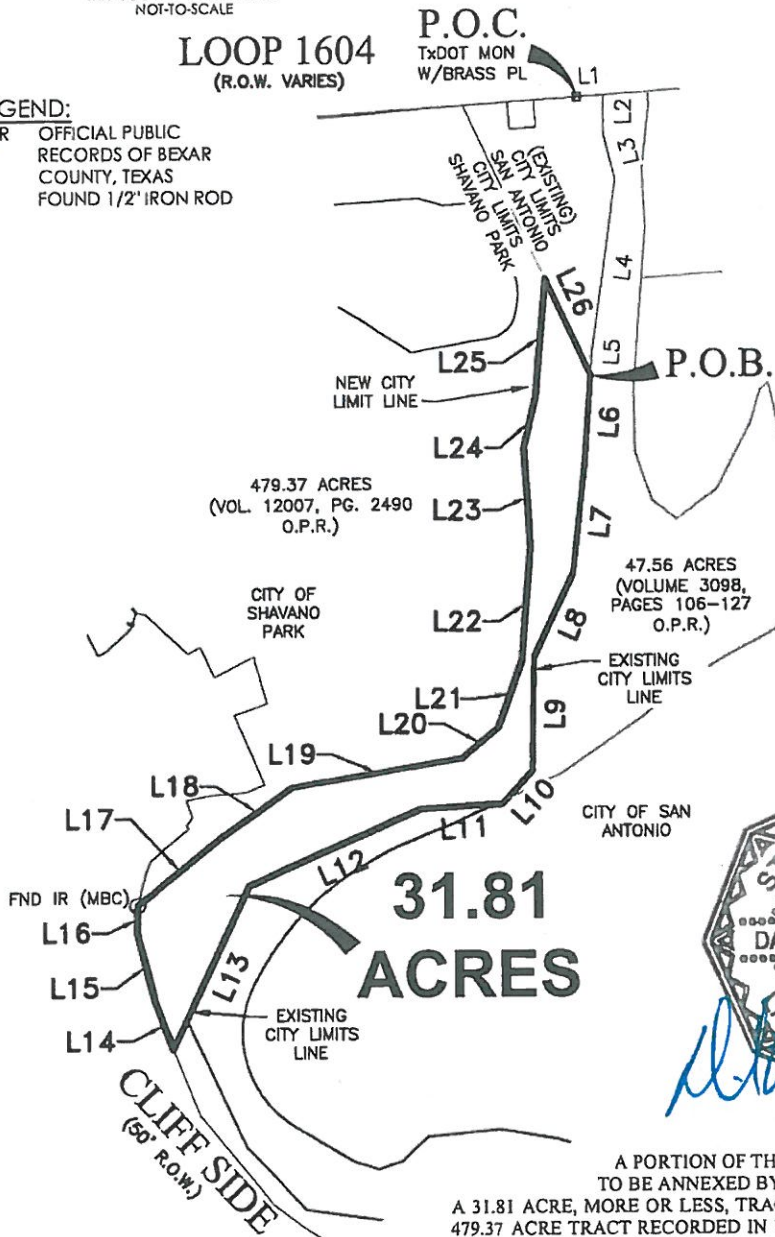
LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°01'40"E	143.38'
L2	S00°08'11"E	212.82'
L3	S14°28'24"E	249.81'
L4	S08°04'49"W	936.72'
L5	S04°07'07"W	129.82'
L6	S04°07'07"W	492.49'
L7	S06°34'01"W	581.08'
L8	S25°20'01"W	501.07'
L9	S01°03'05"W	608.50'
L10	S42°26'22"W	240.00'
L11	S86°19'52"W	448.30'
L12	S66°10'21"W	1011.55'
L13	S25°06'56"W	961.63'
L14	N21°10'29"W	281.94'
L15	N13°53'17"W	376.28'
L16	N01°06'42"E	142.47'
L17	N51°01'33"E	580.67'
L18	N55°21'33"E	469.77'
L19	N80°34'35"E	927.55'
L20	N49°43'13"E	256.93'
L21	N19°49'39"E	380.68'
L22	N04°42'19"E	614.97'
L23	N03°41'18"W	535.82'
L24	N13°12'24"E	285.36'
L25	N04°55'59"E	636.81'
L26	S25°07'00"E	578.62'

**LOOP 1604**  
(R.O.W. VARIES)

**P.O.C.**  
TxDOT MON  
W/BRASS PL

**LEGEND:**

- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD



479.37 ACRES  
(VOL. 12007, PG. 2490  
O.P.R.)

47.56 ACRES  
(VOLUME 3098,  
PAGES 106-127  
O.P.R.)

**31.81  
ACRES**



EXHIBIT  
OF

A PORTION OF THE CITY OF SHAVANO PARK  
TO BE ANNEXED BY THE CITY OF SAN ANTONIO  
A 31.81 ACRE, MORE OR LESS, TRACT OF LAND TRACT OF LAND OUT OF THAT  
479.37 ACRE TRACT RECORDED IN VOLUME 12007, PAGE 2490 OF THE OFFICIAL  
PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE REFUGIO VARGAS  
SURVEY NO. 80, ABSTRACT 781, OUT OF THE JACOB KLAUS SURVEY NO. 78,  
ABSTRACT 400, THE CARLOS GONZALES SURVEY NO. 79, ABSTRACT 279 AND  
THE COLLIN MCCRAE SURVEY NO. 391, ABSTRACT 482, BEXAR COUNTY, TEXAS.



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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 102289-00

DECEMBER 19, 2013

JOB No.:

SHEET 1 OF 1

9347-13

Date: Dec 19, 2013, 10:58am User ID: MHelmes  
File: N:\Survey\31\13-9300\9347-13\9347-13 EX-34.277 AC.dwg