

ORDINANCE 2019-05-16-0422

**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 106.01 acres out of CB 4300 from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District.


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

**SECTION 5.** This ordinance shall become effective May 26, 2019.


**PASSED AND APPROVED** this 16<sup>th</sup> day of May 2019.

  
**M A Y O R**  
Ron Nirenberg

**ATTEST:**

  
for Leticia M. Vacek, City Clerk

**APPROVED AS TO FORM:**

  
for Andrew Segovia, City Attorney

<b>Agenda Item:</b>	<b>Z-8 ( in consent vote: P-1, Z-1, P-2, Z-2, Z-4, Z-5, P-4, Z-6, Z-7, Z-8, Z-9, Z-10, Z-12 )</b>						
<b>Date:</b>	05/16/2019						
<b>Time:</b>	02:19:59 PM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	ZONING CASE # Z-2019-10700032 (Council District 4): Ordinance amending the Zoning District Boundary from "NP-8 MLOD-2 MLR-2 AHOD" Neighborhood Preservation Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District to "R-5 MLOD-2 MLR-2 AHOD" Residential Single-Family Lackland Military Lighting Overlay Military Lighting Region 2 Airport Hazard Overlay District on 106.01 acres out of CB 4300, generally located southwest of the intersection of Somerset Road and Fischer Road. 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>
Ron Nirenberg	Mayor	x					
Roberto C. Treviño	District 1		x			x	
Art A. Hall	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				x
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

# **EXHIBIT “A”**





METES AND BOUNDS DESCRIPTION  
FOR A  
9.993 ACRE TRACT OF LAND

Being 9.993 acres of land situated in the Francisco A. Ruiz Survey No. 47, Abstract No. 614, County Block 4300, in the City of San Antonio, Bexar County, Texas, being that same certain called 10.00 acre tract of land as conveyed to Denise Maria Knight, and recorded in Volume 18504, Page 110, of the Official Public Records of Bexar County, Texas, and said 9.993 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron pin with cap found in the Southwesterly Right-of-Way (R.O.W.) line of Fischer Road (a variable width R.O.W.), being the Northwest corner of a called 30.00 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 10475, Page 2232, of the Official Public Records of Bexar County, Texas, and being the most Northeasterly corner of a called 94.71 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 9627, Page 1055, of the Official Public Records of Bexar County, Texas;

THENCE departing the Southwesterly R.O.W. line of said Fischer Road, and with the common line between said 94.71 acre tract of land and said 30.00 acre tract of land, S 29° 35' 10" W, at a distance of 2,744.77 feet passing the most Southwesterly corner of said 30.00 acre tract of land, same being the Northwest corner of the remaining portion of a called 30.00 acre tract of land, as conveyed to Sofia Herrera Langevin, and recorded in Volume 5209, Page 367, of the Official Public Records of Bexar County, Texas, and continuing with the Northwesterly line of the remaining portion of said 30.00 acre tract of land for a total distance of 2,916.73 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Westerly corner of the remaining portion of said 30.00 acre tract of land, being in the Southeasterly line of said 94.71 acre tract of land, and being the Northwest corner of this herein described tract of land and the POINT OF BEGINNING;

THENCE departing the Southeasterly line of said 94.71 acre tract of land, and with the Southerly line of the remaining portion of said 30.00 acre tract of land, S 90° 00' 00" E, a distance of 581.07 feet to a ½" iron pin found for the most Easterly corner of the remaining portion of said 30.00 acre tract of land, being the Southeast corner of said Timms 30.00 acre tract of land, being in the Northwest line of Tract 7, H.L. Tharp Subdivision, as recorded in Volume 2213, Page 481, of the Deed Records of Bexar County, Texas, as conveyed to Veronica Trevino, and recorded in Volume 13264, Page 2330, of the Official Public Records of Bexar County (OPRBCT), Texas, and being the Northeast corner of said 10.00 acre tract of land and this herein described tract of land;



THENCE with the Northwestern line of said Tract 7 and the Northwestern lines of the following called tracts of land out of said H.L. Tharp Subdivision: Tract 8, conveyed to Veronica Trevino, Volume 13264, Page 2330, OPRBCT; East ½ of Tract 9, conveyed to Atanacio Carrisal, Volume 6780, Page 750, OPRBCT; West ½ of Tract 9 and East 22 feet of Tract 10, conveyed to Sandra Luz Vergara, Volume 9381, Page 479, OPRBCT; Remaining portion of Tract 10, conveyed to Anthony D. Garza, Volume 6258, Page 130, OPRBCT; North ½ of Tract 11, conveyed to Felicia Herminia Ibarra, Volume 17630, Page 894, OPRBCT; and the Remaining portion of Tract 11, conveyed to Herlinda Ramos, Death Certificate #0214069, OPRBCT, S 28° 51' 05" W, a distance of 966.31 feet to a pinched iron pipe found for the Southwest corner of the remaining portion of said Tract 11, being the Northwest corner of a called Northeast 100 feet of Tract 12, of said H.L. Tharp Subdivision, as conveyed to the City of San Antonio, and recorded in Volume 14305, Page 1695, OPRBCT, and being a Southeasterly corner of said 10.00 acre tract of land and this herein described tract of land;

THENCE with the Northwestern line of said City of San Antonio tract, and the Northwestern lines of the following called tracts of land out of said H.L. Tharp Subdivision: Portion of Tract 12, conveyed to Gilbert Perieda, Volume 5439, Page 393, OPRBCT; Southwest 50 feet of Tract 12, conveyed to Liborio Perez III, Volume 5290, Page 619, OPRBCT; Northeast 50 feet of Tract 13, conveyed to Liborio Perez III, Volume 2931, Page 199, OPRBCT; and the Northeast 150 feet, save and except the Northeast 50 feet, of Tract 13, conveyed to Stella Yvonne Herrera Patton, Volume 18465, Page 1153, OPRBCT, S 28° 31' 20" W, a distance of 374.92 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northwestern line of said portion of Tract 13 Patton tract of land, being an Easterly corner of the remaining portion of a called 30.00 acre tract of land, as conveyed to Stella Yvonne Herrera Patton, and recorded in Volume 18465, Page 1150, OPRBCT, and being the most Southerly corner of said 10.00 acre tract of land and this herein described tract of land;

THENCE departing the Northwestern line of said portion of Tract 13 Patton tract of land, and with the common lines between the remaining portion of said Patton 30.00 acre tract of land and said 10.00 acre tract of land, the following courses:

N 58° 06' 52" W, a distance of 25.02 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southerly corner of this herein described tract of land;

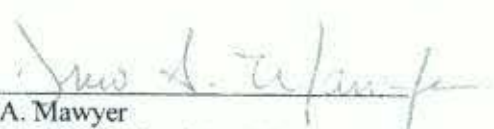
N 28° 33' 05" E, a distance of 368.56 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southerly interior corner of this herein described tract of land;

THENCE continuing with the common line between the remaining portion of said Patton 30.00 acre tract of land and said 10.00 acre tract of land, N 61° 09' 18" W, a distance of 493.04 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Northerly corner of the remaining portion of said Patton 30.00 acre tract of land, being in the Southeasterly line of aforementioned 94.71 acre tract of land, and being the most Westerly Southwest corner of said 10.00 acre tract of land and this herein described tract of land;

THENCE with the common line between said 94.71 acre tract of land and said 10.00 acre tract of land, N 29° 35' 10" E, a distance of 691.08 feet to the POINT OF BEGINNING, and containing 9.989 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983.

Exhibit prepared this the 19<sup>th</sup> day of January, 2019.

  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W. State Highway 46, New Braunfels, TX 78132  
LJA039-9.993 AC- PARCEL 1- 011819







METES AND BOUNDS DESCRIPTION  
FOR A  
15.119 ACRE TRACT OF LAND

Being 15.119 acres of land situated in the Francisco A. Ruiz Survey No. 47, Abstract No. 614, County Block 4300, in the City of San Antonio, Bexar County, Texas, being a remaining portion of a called 30.00 acre tract of land as conveyed to Stella Yvonne Herrera Patton, and recorded in Volume 18465, Page 1150, of the Official Public Records of Bexar County, Texas, and said 15.119 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron pin with cap found in the Southwesterly Right-of-Way (R.O.W.) line of Fischer Road (a variable width R.O.W.), being the Northwest corner of a called 30.00 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 10475, Page 2232, of the Official Public Records of Bexar County, Texas, and being the most Northeasterly corner of a called 94.71 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 9627, Page 1055, of the Official Public Records of Bexar County, Texas;

THENCE departing the Southwesterly R.O.W. line of said Fischer Road, and with the common line between said 94.71 acre tract of land and said 30.00 acre tract of land, S 29° 35' 10" W, at a distance of 2,744.77 feet passing the most Southwesterly corner of said 30.00 acre tract of land, same being the Northwest corner of the remaining portion of a called 30.00 acre tract of land, as conveyed to Sofia Herrera Langevin, and recorded in Volume 5209, Page 367, of the Official Public Records of Bexar County, Texas, and continuing with the Northwesterly line of the remaining portion of said 30.00 acre tract of land, at a distance of 2,916.73 feet passing the Southwesterly corner of the remaining portion of said 30.00 acre tract of land, same being the Northwest corner of a called 10.00 acre tract of land as conveyed to Denise Maria Knight, and recorded in Volume 18504, Page 110, of the Official Public Records of Bexar County, Texas, and continuing with the Northwesterly line of said 10.00 acre tract of land for a total distance of 3,607.81 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southeasterly line of said 94.71 acre tract of land, being the most Westerly corner of said 10.00 acre tract of land, and being the Northwest corner of this herein described tract of land and the POINT OF BEGINNING;



THENCE departing the Southeasterly line of said 94.71 acre tract of land, and with the Southwesterly line of said 10.00 acre tract of land, S 61° 09' 18" E, a distance of 493.04 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Southerly interior corner of said 10.00 acre tract of land, and being the most Northeasterly corner of this herein described tract of land;

THENCE with a Southerly line of said 10.00 acre tract of land, S 28° 33' 05" W, a distance of 368.56 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Westerly South corner of said 10.00 acre tract of land, and being a Southeasterly interior corner of this herein described tract of land;

THENCE with the most Southerly line of said 10.00 acre tract of land, S 58° 06' 52" E, a distance of 25.02 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Southerly corner of said 10.00 acre tract of land, being in the Northwesterly line of a tract called to contain the Northeast 150 feet, save and except the Northeast 50 feet, of Tract 13, H.L. Tharp Subdivision, as recorded in Volume 2213, Page 481, of the Deed Records of Bexar County, Texas, as conveyed to Stella Yvonne Herrera Patton, and recorded in Volume 18465, Page 1153, of the Official Public Records of Bexar County, Texas, and being a Southeasterly corner of this herein described tract of land;

THENCE with the Northwesterly line of said portion of Tract 13 Patton tract of land and the Northwesterly lines of the following called tracts of land out of said H.L. Tharp Subdivision: Portion of Tract 13, conveyed to Liborio Perez III, Volume 11261, Page 2462, of the Official Public Records of Bexar County, Texas (OPRBCT); Remaining portion of Tract 13, conveyed to Louis A. Saucedo, Volume 6502, Page 1602, OPRBCT; Northeast 150 feet of Tract 14, conveyed to Louis E. Saucedo, Volume 4637, Page 117, OPRBCT; Southwest 100 feet of Tract 14, conveyed to Louis Saucedo, Sr., Volume 14629, Page 1747, OPRBCT; 0.176 acre out of Tract 15, conveyed to Gregorio Carrillo, Volume 14411, Page 1921, OPRBCT; Remaining portion of 0.3688 acres out of Tract 15, conveyed to Gregorio Carrillo, Volume 6559, Page 1264, OPRBCT; 0.170 acres out of Tract 15, conveyed to Gregorio Carrillo, Volume 14411, Page 1887, OPRBCT; Southwest 50 feet out of Tract 15 and the irregular Northeast 118 feet out of Tract 16, conveyed to the Estate of Epifanio Saucedo, Volume 6277, Page 655, OPRBCT; and the Remaining portion of Tract 16, conveyed to Stella Yvonne Herrera Patton, Volume 18465, Page 1156, OPRBCT, S 28° 47' 11" W, a distance of 947.54 feet to a concrete monument found for the most Southwesterly corner of the remaining portion of said Tract 16, being in the Northwesterly R.O.W. line of Old Somerset Road, and being a Southerly corner of this herein described tract of land;

THENCE with the Northwesterly R.O.W. line of said Old Somerset Road, S 56° 18' 01" W, a distance of 56.25 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Northwesterly R.O.W. line of said Old Somerset Road, being the most Easterly corner of a called 4.540 acre tract of land Preservation and Conservation Easement, as conveyed to the San Antonio Conservation Society Foundation, and recorded in Volume 15290, Page 1963, of the Official Public Records of Bexar County, Texas, and being the most Southerly corner of this herein described tract of land;

Exhibit "A"



THENCE departing the Northwesterly R.O.W. line of said Old Somerset Road, and with the Northeast line of said 4.540 acre tract of land, N 31° 51' 02" W, a distance of 425.58 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a Northerly corner of said 4.540 acre tract of land, and being a Southwesterly interior corner of this herein described tract of land;

THENCE continuing with a Northerly line of said 4.540 acre tract of land, N 60° 25' 36" W, a distance of 139.27 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the most Northerly corner of said 4.540 acre tract of land, being in the Southeasterly line of aforementioned 94.71 acre tract of land, and being the most Westerly Southwest corner of this herein described tract of land;

THENCE with the Southeasterly line of said 94.71 acre tract of land, N 29° 35' 10" E, a distance of 1,181.94 feet to the POINT OF BEGINNING, and containing 15.119 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983.

Exhibit prepared this the 19<sup>th</sup> day of January, 2019.


  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W. State Highway 46, New Braunfels, TX 78132  
LJA039- 15.119 AC- PARCEL 2 TRACT 1- 011819



Exhibit "A"



METES AND BOUNDS DESCRIPTION  
FOR A  
0.997 ACRE TRACT OF LAND

Being 0.997 acres of land situated in the Francisco A. Ruiz Survey No. 47, Abstract No. 614, County Block 4300, in the City of San Antonio, Bexar County, Texas, being a remaining portion of a called 30.00 acre tract of land (Second tract) as conveyed to Sofia Herrera Langevin, and recorded in Volume 5209, Page 367, of the Official Public Records of Bexar County, Texas, and said 0.997 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron pin with cap found in the Southwesterly Right-of-Way (R.O.W.) line of Fischer Road (a variable width R.O.W.), being the Northwest corner of a called 30.00 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 10475, Page 2232, of the Official Public Records of Bexar County, Texas, and being the most Northeasterly corner of a called 94.71 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 9627, Page 1055, of the Official Public Records of Bexar County, Texas;

THENCE departing the Southwesterly R.O.W. line of said Fischer Road, and with the common line between said 94.71 acre tract of land and said 30.00 acre tract of land, S 29° 35' 10" W, a distance of 2,744.77 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southeasterly line of said 94.71 acre tract of land, being the Southwest corner of said Timms 30.00 acre tract of land, and being the Northwest corner of this herein described tract of land and the POINT OF BEGINNING;

THENCE departing the Southeasterly line of said 94.71 acre tract of land, and with the Southwesterly line of said Timms 30.00 acre tract of land, S 73° 13' 40" E, a distance of 518.21 feet to a ½" iron pin found for the Southeast corner of said Timms 30.00 acre tract of land, being in the Northwesterly line of Tract 7, H.L. Tharp Subdivision, as recorded in Volume 2213, Page 481, of the Deed Records of Bexar County, Texas, as conveyed to Veronica Trevino, and recorded in Volume 13264, Page 2330, of the Official Public Records of Bexar County, Texas, being the Northeast corner of a called 10.00 acre tract of land, as conveyed to Denise Maria Knight, and recorded in Volume 18504, Page 110, of the Official Public Records of Bexar County, Texas, and being the most Easterly corner of this herein described tract of land;

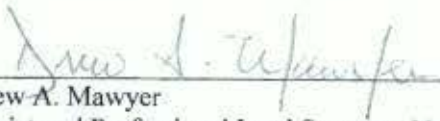


THENCE with the North line of said 10.00 acre tract of land, N 90° 00' 00" W, a distance of 581.07 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for the Northwest corner of said 10.00 acre tract of land, being in the Southeasterly line of said 94.71 acre tract of land, and being the Southwest corner of this herein described tract of land;

THENCE with the Southeasterly line of said 94.71 acre tract of land, N 29° 35' 10" E, a distance of 171.96 feet to the POINT OF BEGINNING, and containing 0.997 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983.

Exhibit prepared this the 19<sup>th</sup> day of January, 2019.

  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W. State Highway 46, New Braunfels, TX 78132  
LJA039-0.997 AC- PARCEL 2 TRACT 2-011819





METES AND BOUNDS DESCRIPTION  
FOR A  
79.338 ACRE TRACT OF LAND

Being 79.338 acres of land situated in the Francisco A. Ruiz Survey No. 47, Abstract No. 614, County Block 4300, in the City of San Antonio, Bexar County, Texas, being that same certain called 79.238 acre tract of land as conveyed to Charles A. Timms, and recorded in Volume 18638, Page 728, of the Official Public Records of Bexar County, Texas, and said 79.338 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap stamped "5409" found in the Southwesterly Right-of-Way (R.O.W.) line of Fischer Road (a variable width R.O.W.), being the Northeast corner of a called 127.361 acre tract of land, as conveyed to Joyce H. Coleman, and recorded in Volume 8193, Page 648, of the Official Public Records of Bexar County, Texas, and being the most Northerly corner of said 79.238 acre tract of land and this herein described tract of land;

THENCE with the Southwesterly R.O.W. line of said Fischer Road, and with the Northeasterly line of said 79.238 acre tract of land, S 45° 18' 02" E, a distance of 743.61 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southwesterly R.O.W. line of said Fischer Road, being the most Northerly corner of a called 94.71 acre tract of land, as conveyed to Charles A. Timms, and recorded in Volume 9627, Page 1055, of the Official Public Records of Bexar County, Texas, and being the Northeast corner of said 79.238 acre tract of land and this herein described tract of land;

THENCE departing the Southwesterly R.O.W. line of said Fischer Road, and with the common line between said 94.71 acre tract of land and said 79.238 acre tract of land, S 30° 01' 11" W, a distance of 5,395.18 feet to a point on the bank of the Medina River, being the most Southwesterly corner of said 94.71 acre tract of land, and being the most Southeasterly corner of said 79.238 acre tract of land and this herein described tract of land;



THENCE with the meanders of the bank of the Medina River, the following courses:

S 78° 36' 56" W, a distance of 16.14 feet to a point for a Southerly corner;

S 65° 44' 22" W, a distance of 163.50 feet to a point for a Southerly corner;

S 71° 18' 29" W, a distance of 119.66 feet to a point for a Southerly corner;

S 51° 14' 58" W, a distance of 121.88 feet to a point for a Southerly corner;

S 35° 17' 55" W, a distance of 144.27 feet to a point for a Southerly corner;

S 47° 14' 30" W, a distance of 104.11 feet to a point for a Southerly corner;

S 48° 18' 48" W, a distance of 108.47 feet to a point for a Southerly corner;

S 32° 00' 20" W, a distance of 85.58 feet to a point for a Southerly corner;

S 27° 32' 08" W, a distance of 47.46 feet to a point for a Southerly corner;

S 50° 57' 00" W, a distance of 66.60 feet to a point for a Southerly corner;

S 42° 11' 55" W, a distance of 136.18 feet to a point for a Southerly corner;

THENCE continuing with the bank of the Medina River, S 41° 26' 33" W, a distance of 34.15 feet to a point in the bank of the Medina River, being a Southerly corner of aforementioned 127.361 acre tract of land, and being the most Southerly Southwest corner of said 79.238 acre tract of land and this herein described tract of land;

THENCE continuing with the bank of the Medina River, and with the common line between said 127.361 acre tract of land and said 79.238 acre tract of land, N 68° 08' 05" W, a distance of 49.50 feet to a point for a Southeasterly corner of said 127.361 acre tract of land, and being the most Westerly Southwest corner of said 79.238 acre tract of land and this herein described tract of land;

THENCE continuing with the common line between said 127.361 acre tract of land and said 79.238 acre tract of land, N 14° 58' 52" E, a distance of 122.21 feet to a ½" iron pin with cap stamped "5409 RKB" found for a Southeasterly corner of said 127.361 acre tract of land, and being a Southwesterly corner of said 79.238 acre tract of land and this herein described tract of land;

THENCE continuing with the common line between said 127.361 acre tract of land and said 79.238 acre tract of land, N 27° 49' 31" E, a distance of 2,545.56 feet to a ½" iron pin with cap stamped "5049" found in the Southeasterly line of said 127.361 acre tract of land, being the most Westerly corner of a called 0.913 acre tract of land, as conveyed to CTI Consolidated Holding Corp., and recorded in Volume 13986, Page 468, of the Official Public Records of Bexar County, Texas, and being a Westerly corner of said 79.238 acre tract of land and this herein described tract of land;

THENCE departing the Southeasterly line of said 127.361 acre tract of land, and with the common line between said 79.238 acre tract of land and said 0.913 acre tract of land, the following courses:

S 50° 49' 41" E, a distance of 367.64 feet to a ½" iron pin found for a Westerly interior corner;

N 27° 47' 00" E, a distance of 124.91 feet to a ½" iron pin found for a Westerly interior corner;

N 50° 51' 32" W, a distance of 246.69 feet to a ½" iron pin found for a Westerly interior corner;

THENCE continuing with the common line between said 79.238 acre tract of land and said 0.913 acre tract of land, S 88° 26' 03" W, a distance of 136.09 feet to a ½" iron pin with cap stamped "5049" found for the most Westerly Northwest corner of said 0.913 acre tract of land, being in the Southeasterly line of said 127.361 acre tract of land, and being a Northwesterly corner of said 79.238 acre tract of land and this herein described tract of land;

THENCE with the common line between said 127.361 acre tract of land and said 79.238 acre tract of land, N 27° 49' 36" E, a distance of 2,143.52 feet to a ½" iron pin with cap stamped "5409 RKB" found in the Southeasterly line of said 127.361 acre tract of land, and being a Northwesterly corner of said 79.238 acre tract of land and this herein described tract of land;

THENCE continuing with the common line between said 127.361 acre tract of land and said 79.238 acre tract of land, N 27° 12' 36" E, a distance of 1,809.68 feet to the POINT OF BEGINNING, and containing 79.338 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983.

Exhibit prepared this the 19<sup>th</sup> day of January, 2019.


  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W. State Highway 46, New Braunfels, TX 78132  
LJA039- 79.338 AC- PARCEL 4- 011819



Exhibit "A"





Z2019-10700032

METES AND BOUNDS DESCRIPTION  
FOR A  
0.382 ACRE TRACT OF LAND

Being 0.382 acres of land situated in the Francisco A. Ruiz Survey No. 47, Abstract No. 614, County Block 4300, in the City of San Antonio, Bexar County, Texas, being a remaining portion of Tract 6, of the H.L. Tharp Subdivision, as recorded in Volume 2213, Page 481, of the Deed Records of Bexar County, Texas, and being a remaining portion of that same certain called All of Tract 16, Save and Except the Northeast 118 feet thereof, as conveyed to Stella Yvonne Herrera Patton, and recorded in Volume 18465, Page 1156, of the Official Public Records of Bexar County, Texas, and said 0.382 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the proposed Northwesterly Right-of-Way (R.O.W.) line of Somerset Road (a variable width R.O.W.), as conveyed to Bexar County (described as a 0.327 acre tract of land), and recorded in Volume 4619, Page 78, of the Official Public Records of Bexar County, Texas, being the most Southerly corner of a tract of land containing the remaining portion of a called Southwest 50 feet of Tract 15 and the Northeast irregular 118 feet of Tract 16, of said H.L. Tharp Subdivision, as conveyed to the Estate of Epifanio Saucedo, and recorded in Volume 6277, Page 655, of the Official Public Records of Bexar County, Texas, being at the beginning of a curve to the right, and being the most Easterly corner of this herein described tract of land;

THENCE with the proposed Northwesterly R.O.W. line of said Somerset Road, and with said curve to the right, having an arc length of 294.74 feet, a radius of 1,243.78 feet, a delta angle of 13° 34' 39", a tangent length of 148.06 feet, and a chord bearing and distance of S 50° 38' 00" W, 294.05 feet to a concrete monument found in the proposed Northwesterly R.O.W. line of said Somerset Road, being the most Southwesterly corner of said Bexar County 0.327 acre tract of land, being a Southerly corner of the remaining portion of a called 30.00 acre tract of land, as conveyed to Stella Yvonne Herrera Patton, and recorded in Volume 18465, Page 1150, of the Official Public Records of Bexar County, Texas, and being the Southwest corner of this herein described tract of land;

Exhibit "A"

## LJA039-PARCEL 2 TRACT 3

THENCE departing the proposed Northwestern R.O.W. line of said Somerset Road and the Northwestern line of said Bexar County 0.327 acre tract of land, with the Southeasterly line of the remaining portion of said 30.00 acre tract of land, and with the Northwestern line of said Tract 16, N 28° 47' 11" E, a distance of 272.93 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set in the Southeasterly line of the remaining portion of said 30.00 acre tract of land, being the most Westerly corner of said Saucedo tract of land, and being the Northwest corner of this herein described tract of land;

THENCE departing the Southeasterly line of the remaining portion of said 30.00 acre tract of land, and with the Southwesterly line of said Saucedo tract of land, S 61° 12' 49" E, a distance of 109.43 feet to the POINT OF BEGINNING, and containing 0.382 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983.

Exhibit prepared this the 18<sup>th</sup> day of January, 2019.

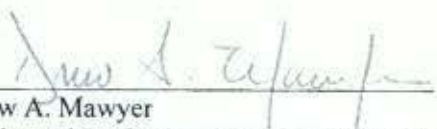
  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
5151 W. State Highway 46, New Braunfels, TX 78132  
LJA039- 0.382 AC- PARCEL 2 TRACT 3- 011819



Exhibit "A"





METES AND BOUNDS DESCRIPTION  
FOR A  
0.181 ACRE TRACT OF LAND

Being 0.181 acres of land situated in the Francisco A. Ruiz Survey No. 47, Abstract No. 614, County Block 4300, in the City of San Antonio, Bexar County, Texas, being out of a called Northeast 150 feet, Save and Except the Northeast 50 feet, of Tract 13, H.L. Tharp Subdivision, according to the plat thereof recorded in Volume 2213, Page 481, of the Deed Records of Bexar County, Texas, as conveyed to Stella Yvonne Herrera Patton, and recorded in Volume 18465, Page 1153, of the Official Public Records of Bexar County, Texas, and said 0.181 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin with cap found in the Northwesterly Right-of-Way (R.O.W.) line of Somerset Road (a variable width R.O.W.), being the Northeast corner of a called Portion of Tract 13, of said H.L. Tharp Subdivision, as conveyed to Liborio Perez, III, and recorded in Volume 11261, Page 2462, of the Official Public Records of Bexar County, Texas, being in the Southeasterly line of said Tract 13, and being the Southeast corner of this herein described tract of land;

THENCE departing the Northwesterly R.O.W. line of said Somerset Road, with the Northeasterly line of said Perez tract of land, and with the Southwesterly line of said Patton portion of Tract 13 tract of land, N 58° 29' 00" W, a distance of 159.03 feet to a ½" iron pin found for the Northwest corner of said Perez tract of land, being in the Southeasterly line of the remaining portion of a called 30.00 acre tract of land, as conveyed to Stella Yvonne Herrera Patton, and recorded in Volume 18465, Page 1150, of the Official Public Records of Bexar County, Texas, being in the Northwesterly line of said Tract 13, and being the most Westerly corner this herein described tract of land;

THENCE with the Northwesterly line of said Tract 13, the Northwesterly line of said Patton portion of Tract 13, and with the Southeasterly line of the remaining portion of said 30.00 acre tract of land, N 28° 31' 20" E, at a distance of 24.58 feet passing the most Southerly corner of a called 10.00 acre tract of land, as conveyed to Denise Maria Knight, and recorded in Volume 18504, Page 110, of the Official Public Records of Bexar County, Texas, and continuing with the Southeasterly line of said 10.00 acre tract of land, for a total distance of 49.23 feet to a ½" iron pin found in the Southeasterly line of said 10.00 acre tract of land, being in the Northwesterly line of said Tract 13, the Northwesterly line of said Patton portion of Tract 13, and being the Northwest corner of this herein described tract of land;

Exhibit "A"

## LJA039-PARCEL 2 TRACT 4

THENCE departing the Southeasterly line of said 10.00 acre tract of land, and across and through said Patton portion of Tract 13 tract of land, S 58° 45' 12" E, a distance of 159.12 feet to a ½" iron pin found in the Northwesterly R.O.W. line of said Somerset Road, being in the Southeasterly line of said Tract 13, the Southeasterly line of said Patton portion of Tract 13 tract of land, and being the most Easterly corner of this herein described tract of land;

THENCE with the Northwesterly R.O.W. line of said Somerset Road, and with the Southeasterly line of said Patton portion of Tract 13 tract of land, S 28° 40' 26" W, a distance of 49.97 feet to the POINT OF BEGINNING, and containing 0.181 acres of land, more or less.

Bearings based on the Texas State Plane Coordinate System, South Central Zone (4204), North American Datum of 1983.

Exhibit prepared this the 18<sup>th</sup> day of January, 2019.

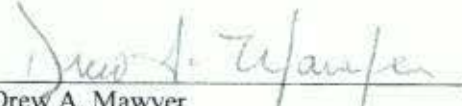
  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
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LJA039- 0.181 AC- PATTON TRACT- 011819



Exhibit "A"