

DESCRIPTION OF TRACT FOR REZONING (PARK)

BEING 56.27 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667, NEW CITY BLOCK 10847, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 205.996 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CHARLIE JOHN DOERR, III AND SHARON REILLY DOERR, MANAGERS CS GOLF, LLC., OF RECORD IN VOLUME 16670, PAGE 282, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.); SAID 56.27 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 5/8" iron rod with plastic cap stamped "WGI 10194509" set for the southwesterly corner of that certain called 1.707 acre tract described in said Warranty Deed to Charlie John Doerr, III and Sharon Reilly Doerr, Managers of Golf, LLC, of record in Vol.. 16670, Page 282, O.P.R.B.C.T., for the northeasterly corner of the tract described herein; same being a point in the easterly line of said called 205.996 acre tract; from which point a 1/2-inch iron rod found with cap stamped "BLS 2024" in the southerly right-of-way line of SE. Military Drive (a public roadway), same being the northwesterly corner of said called 1.707 acre tract bears, North 18°03'42" West, a distance of 298.97 feet;

**THENCE**, with the easterly line of the tract described herein, over and across said 205.996 acre tract, the following twenty (20) courses and distances:

1. 69.70 feet along the arc of a curve to the left, with a radius of 127.57 feet, a central angle of 31°18'23" and whose chord bears, South 33°42'50" East, a distance of 68.84 feet to a calculated point;
2. South 49°22'02" East, a distance of 1477.29 feet to a calculated point;
3. South 56°58'33" East, a distance of 22.83 feet to a calculated point;
4. South 16°56'39" East, a distance of 38.00 feet to a calculated point;
5. South 19°04'59" West, a distance of 48.51 feet to a calculated point;
6. South 25°52'43" East, a distance of 11.49 feet to a calculated point;
7. South 43°01'44" East, a distance of 121.67 feet to a calculated point;
8. South 70°09'07" East, a distance of 36.01 feet to a calculated point;
9. South 42°49'46" East, a distance of 59.69 feet to a calculated point;
10. South 11°33'06" East, a distance of 44.57 feet to a calculated point;
11. South 67°04'14" East, a distance of 19.01 feet to a calculated point;
12. South 17°01'02" East, a distance of 44.03 feet to a calculated point;
13. South 44°04'52" East, a distance of 62.32 feet to a calculated point;
14. South 20°22'55" East, a distance of 33.55 feet to a calculated point;
15. South 34°35'02" East, a distance of 143.99 feet to a calculated point;
16. South 17°48'09" East, a distance of 84.88 feet to a calculated point;
17. South 02°14'58" East, a distance of 59.78 feet to a calculated point;
18. South 19°59'51" East, a distance of 92.82 feet to a calculated point;
19. South 08°54'45" East, a distance of 47.09 feet to a calculated point; and

20. South  $04^{\circ}31'33''$  West, a distance of 726.89 feet to a calculated point for the southeasterly corner of the tract described herein;

**THENCE**, with the southerly line of the tract described herein, continuing over and across said 205.996 acre tract, South  $89^{\circ}31'31''$  West, a distance of 337.84 feet to a calculated point in or near Salado Creek, for the southwesterly corner of the tract described herein;

**THENCE**, with the westerly line of the tract described herein, along or near Salado Creek, continuing over and across said 205.996 acre tract, the following fifteen (15) courses and distances:

1. North  $30^{\circ}53'09''$  East, a distance of 132.52 feet to a calculated point;
2. North  $24^{\circ}58'17''$  West, a distance of 119.51 feet to a calculated point;
3. North  $18^{\circ}07'34''$  West, a distance of 195.26 feet to a calculated point;
4. North  $57^{\circ}29'08''$  West, a distance of 123.68 feet to a calculated point;
5. North  $81^{\circ}47'21''$  West, a distance of 228.79 feet to a calculated point;
6. North  $73^{\circ}52'54''$  West, a distance of 130.61 feet to a calculated point;
7. North  $40^{\circ}58'15''$  West, a distance of 343.60 feet to a calculated point;
8. North  $44^{\circ}47'58''$  West, a distance of 631.87 feet to a calculated point;
9. North  $61^{\circ}44'06''$  West, a distance of 145.11 feet to a calculated point;
10. North  $48^{\circ}49'55''$  West, a distance of 147.58 feet to a calculated point;
11. North  $25^{\circ}50'19''$  West, a distance of 360.13 feet to a calculated point;
12. North  $19^{\circ}20'09''$  West, a distance of 53.85 feet to a calculated point;
13. North  $14^{\circ}47'47''$  West, a distance of 117.85 feet to a calculated point;
14. North  $22^{\circ}59'54''$  West, a distance of 49.61 feet to a calculated point; and
15. North  $31^{\circ}17'55''$  West, a distance of 113.66 feet to a calculated point in the westerly line of said 205.996 acre tract;

**THENCE**, continuing with the westerly line of the tract described herein, with the westerly line of said 205.996 acre tract, along or near the center of Salado Creek, the following three (3) courses and distances:

1. North  $07^{\circ}08'36''$  West, a distance of 62.02 feet to a calculated point;
2. North  $18^{\circ}32'16''$  West, a distance of 189.53 feet to a calculated point; and
3. North  $12^{\circ}25'14''$  West, a distance of 75.50 feet to a calculated point for the northwesterly corner of the tract described herein;

**THENCE**, with the northerly line of the tract described herein, over and across said 205.996 acre tract, North  $71^{\circ}43'19''$  East, a distance of 623.40 feet to the **POINT OF BEGINNING** and containing 56.27 acres of land within these metes and bounds.

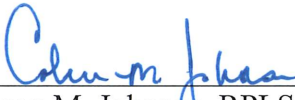
County: Bexar  
Project: Salado Creek Ranch  
Project No.: 30195304.00

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July 14, 2020

**NOTES:**

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances herein are grid distances. Units: Survey Foot.

I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that this description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. Last day in the field was March 25, 2020.

  
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Coleen M. Johnson, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 4871  
Wantman Group, Inc.  
2021 East 5<sup>th</sup> Street, Suite 200  
Austin, Texas 78702  
TBPELS Firm No. 10194509

July 14, 2020  
Date



DESCRIPTION OF TRACT FOR REZONING (MXD)

BEING 63.03 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667, NEW CITY BLOCK 10847, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING 1) A PORTION OF THAT CERTAIN CALLED 205.996 ACRE TRACT DESCRIBED IN A WARRANTY DEED TO CHARLIE JOHN DOERR, III AND SHARON REILLY DOERR, MANAGERS, CS GOLF, LLC., OF RECORD IN VOLUME 16670, PAGE 282, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.); AND 2) BEING ALL OF LOT 4, BLOCK 2, FORESIGHT PROSHOP, A SUBDIVISION OF RECORD IN VOLUME 9554, PAGES 57-60, PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND 3) BEING ALL OF THAT CERTAIN 1.707 ACRE TRACT DESCRIBED IN SAID WARRANTY DEED TO CHARLIE JOHN DOERR, III AND SHARON REILLY DOERR, MANAGERS, CS GOLF, LLC., OF RECORD IN VOLUME 16670, PAGE 282, O.P.R.B.C.T.; SAID 63.03 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found in the southerly right-of-way line of SE Military Drive (also known as Loop 13, a public right-of-way), for the northwesterly corner of said called 1.707 acre tract, same being in the northerly line of said 205.996 acre tract, for the northwesterly corner of the tract described herein;

**THENCE**, with the irregular northerly line of the tract described herein, with the northerly line of said 1.707 acre tract and the southerly line of said SE Military Drive, North 71°43'19" East, a distance of 334.87 feet to a 5/8" iron rod with plastic cap stamped "WGI 10194509" set for an angle point in the northwesterly line of said Lot 4, Block 2, Foresight Proshop;

**THENCE**, continuing with the irregular northerly line of the tract described herein, with the northwesterly line of said Lot 4, Block 2, Foresight Proshop and the southerly line of said SE Military Drive, North 71°43'19" East, a distance of 244.90 feet to a 1/2-inch iron rod found with cap stamped "BLS 2024" for the most northerly corner of said Lot 4, Block 2, Foresight Proshop, same being the northwesterly corner of that certain 4.31 acre tract described in a Special Warranty Deed to University of the Incarnate Word of San Antonio, Document No. 20140011149, O.P.R.B.C.T., from which point a 1/2-inch iron rod found bears North 71°22'09" East, a distance of 572.16 feet;

**THENCE**, continuing with the irregular northerly line of the tract described herein, with the northeasterly line of said Lot 4, Block 2, Foresight Proshop, and the westerly line of said called 4.31 acre tract, the following three (3) courses and distances:

1. South 18°16'41" East, a distance of 183.87 feet to a 5/8" iron rod with plastic cap stamped "WGI 10194509" set for an angle point;
2. North 71°43'19" East, a distance of 38.84 feet to a 5/8" iron rod with plastic cap stamped "WGI 10194509" set for an angle point; and
3. South 18°16'41" East, a distance of 115.09 feet to a chip found in a concrete golf cart path for the southwesterly corner of said called 4.31 acre tract;

**THENCE**, continuing with the irregular northerly line of the tract described herein, with the irregular northeasterly line of said Lot 4, Block 2, Foresight Proshop, with the southerly line of said called 4.31 acre tract, North  $71^{\circ}43'19''$  East, a distance of 474.96 feet a 1/2-inch iron rod found with cap stamped "BLS 2024" for the northwesterly corner of Lot 901, Block 3, Republic Oaks, Unit -1, a subdivision of record in Volume 9633, Page 70-74, P.R.B.C.T.;

**THENCE**, continuing with the irregular northeasterly line of said Lot 4, Block 2, Foresight Proshop, in part with the westerly line of said Block 3, Republic Oaks Unit-1, South  $21^{\circ}01'58''$  East, at a distance of 601.89 feet passing a 1/2-inch iron rod found with "KFW Surveying" cap for the southwesterly corner of said Republic Oaks Unit-1, same being the northwesterly corner of Republic Oaks Unit 2, a subdivision of record in Volume 9645, Pages 206-210, P.R.B.C.T., in all a total distance of 754.36 feet to a 1/2-inch iron rod found with cap stamped "BLS 2024" found inside of a fenced in yard;

**THENCE**, continuing with the irregular northeasterly line of said Lot 4, Block 2, in part with the westerly line of said Block 3, Republic Oaks Unit 2, South  $03^{\circ}51'04''$  West, at a distance of 64.48 feet passing the southwesterly corner of said Republic Oaks Unit-2, same being the northwesterly corner of Block 3, Republic Oaks Unit 3, a subdivision of record in Volume 9678, Pages 193-195, P.R.B.C.T., in all a total distance of 370.55 feet to a 1/2-inch iron rod found with cap stamped "BLS 2024", for the southwesterly corner of said Republic Oaks Unit 3;

**THENCE**, continuing with the irregular northeasterly line of said Lot 4, Block 2, and the southerly line of said Block 3, Republic Oaks Unit 3, South  $46^{\circ}01'23''$  East, passing the southeasterly corner of said Republic Oaks Unit-3, same being the southwesterly corner of Block 3, Republic Oaks Unit 4, a subdivision of record in Volume 9661, Pages 142-145, P.R.B.C.T., in all a total distance of 1122.96 feet to a 1/2-inch iron rod found with cap stamped "BLS 2024";

**THENCE**, continuing with the irregular northeasterly line of said Lot 4, Block 2, and the southerly line of said Block 3, Republic Oaks Unit 4, North  $45^{\circ}30'37''$  East,, a distance of 368.02 feet to a 1/2-inch iron rod found with cap stamped "BPI", being the most westerly corner of Lot 902, Block 7, Republic Oaks Unit 5, a subdivision of record in Volume 9706, Page 191, P.R.B.C.T. and a point in the southerly line of Lot 901, Block 7 of said Republic Oaks Unit 4;

**THENCE**, continuing with the irregular northeasterly line of said Lot 4, Block 2, Foresight Proshop, and the westerly line of said Block 7, Republic Oaks Unit 5, the following three (3) courses and distances:

1. South  $34^{\circ}52'16''$  East, a distance of 220.75 feet to a 1/2- inch iron rod found;
2. South  $06^{\circ}39'02''$  West, a distance of 611.87 feet to a 1/2-inch iron rod found with "KFW Surveying" cap; and
3. South  $15^{\circ}48'17''$  West, a distance of 527.08 feet to a calculated point for the southwesterly corner of Lot 48, of said Block 7, Republic Oaks Unit 5 and an interior angle point in said Lot 4, Block 2; from which point a 1/2-inch iron rod found bears,

**THENCE**, continuing with the irregular northeasterly line of said Lot 4, Block 2, Foresight Proshop, and the southerly line of said Block 7, Republic Oaks Unit 5, North  $89^{\circ}36'41''$  East, a distance of 288.07 feet to a 1/2-inch iron rod found with "KFW Surveying" cap in the westerly right-of-way line of Loop 410 (a variable width public right-of-way), same being the southeasterly corner of Lot 51, of said Block 7, Republic Oaks Unit 5 and the most easterly corner of said Lot 4, Block 2, Foresight Proshop;

**THENCE**, along the westerly right-of-way line of Loop 410, continuing with the irregular northeasterly line of said Lot 4, Block 2, Foresight Proshop, South  $15^{\circ}14'58''$  West, a distance of 312.29 feet to a TxDOT Bronze Disk in concrete found for the southeasterly corner of said Lot 4, Block 2, same being the northeasterly corner of the apparent northerly line of a 30 foot wide private lane known as Sultenfuss Lane, as referenced in Volume 534, Page 118, Deed Records of Bexar County, Texas and as referenced on said plat of Foresight Proshop, for the southeasterly corner of the tract described herein; from which point a TxDOT Bronze Disk in concrete found bears, South  $15^{\circ}10'46''$  West, a distance of 31.13 feet;

**THENCE**, with the southerly line of the tract described herein, in part with the southerly line of said Lot 4, Block 2, Foresight Proshop, and the northerly line of said apparent 30 foot wide private lane known as Sultenfuss Lane, the following two (2) courses and distances:

1. South  $89^{\circ}36'41''$  West, with the southerly line of said Lot 4, Block 2, Foresight Proshop, a distance of 291.22 feet to a 1/2-inch iron rod found with cap stamped "BLS 2024" for the southwest corner of said Lot 4, Block 2, Foresight Proshop, same being a southeasterly corner of said called 205.996 acre tract;
2. South  $89^{\circ}36'41''$  West, at a distance of 1023.75 feet passing a 5/8-inch iron rod with plastic cap stamped "WGI 10194509" set, at a distance of 1033.75 feet passing a mag nail set with "WGI" washer in a tree root, in all a total distance of 1055.17 feet to a point in or near the approximate center of Salado Creek, for the southwest corner of the tract described herein;

**THENCE**, with the irregular westerly line of the tract described herein, over and across said 205.996 acre tract, the following twenty-three (23) courses and distances:

1. with the meanders of the approximate center of Salado Creek, North  $08^{\circ}44'55''$  East, a distance of 275.60 feet to a calculated point;
2. continuing with the meanders of the approximate center of Salado Creek, North  $30^{\circ}41'25''$  East, a distance of 29.76 feet to a calculated point;
3. North  $89^{\circ}31'31''$  East, a distance of 337.84 feet to a calculated point;
4. North  $04^{\circ}31'33''$  East, a distance of 726.89 feet to a calculated point;
5. North  $08^{\circ}54'43''$  West, a distance of 47.09 feet to a calculated point;
6. North  $19^{\circ}59'51''$  West, a distance of 92.82 feet to a calculated point;
7. North  $02^{\circ}14'58''$  West, a distance of 59.78 feet to a calculated point;
8. North  $17^{\circ}48'09''$  West, a distance of 84.88 feet to a calculated point;
9. North  $34^{\circ}35'02''$  West, a distance of 143.99 feet to a calculated point;
10. North  $20^{\circ}22'55''$  West, a distance of 33.55 feet to a calculated point;

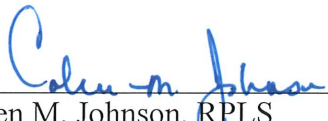
11. North 44°04'52" West, a distance of 62.32 feet to a calculated point;
12. North 17°01'02" West, a distance of 44.03 feet to a calculated point;
13. North 67°04'14" West, a distance of 19.01 feet to a calculated point;
14. North 11°33'06" West, a distance of 44.57 feet to a calculated point;
15. North 42°49'46" West, a distance of 59.69 feet to a calculated point;
16. North 70°09'07" West, a distance of 36.01 feet to a calculated point;
17. North 43°01'44" West, a distance of 121.67 feet to a calculated point;
18. North 25°52'43" West, a distance of 11.49 feet to a calculated point;
19. North 19°04'59" East, a distance of 48.51 feet to a calculated point;
20. North 16°56'39" West, a distance of 38.00 feet to a calculated point;
21. North 56°58'33" West, a distance of 22.83 feet to a calculated point;
22. North 49°22'02" West, a distance of 1477.29 feet to a calculated point; and
23. 69.70 feet along the arc of a curve to the right, with a radius of 127.57 feet, a central angle of 31°18'23" and whose chord bears, North 33°42'50" West, a distance of 68.84 feet to 5/8-inch iron rod with plastic cap stamped "WGI 10194509" set for the southwesterly corner of said 1.707 acre tract;


**THENCE**, continuing with the irregular westerly line of the tract described herein, with the irregular northerly line of said 205.996 acre tract and the westerly line of said 1.707 acre tract, North 18°03'42" West, a distance of 298.97 feet to the **POINT OF BEGINNING** and containing 63.03 acres of land within these metes and bounds.

**NOTES:**

Basis of bearings is the Texas Coordinate System of 1983, South Central Zone 4204 (NAD83/2011). All distances shown hereon are grid distances. Units: U.S. Survey Feet.

I, Coleen M. Johnson, a Registered Professional Land Surveyor, do hereby certify that this description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision. Last day in the field was March 25, 2020.

  
\_\_\_\_\_  
Coleen M. Johnson, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 4871  
Wantman Group, Inc.  
2021 East 5<sup>th</sup> Street, Suite 200  
Austin, Texas 78702  
TBPELS Firm No. 10194509

  
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Date

