

METES AND BOUNDS DESCRIPTION FOR A TRACT
OF LAND TO BE RELEASED
FROM THE CITY OF SHERTZ ETJ

Being a 4.772 acre, 207,869 square feet more or less, tract out of that called 68.221 acre tract conveyed to Clifton Engel, in deed recorded in Volume 782, Page 488, of the Official Public Records of Bexar County, Texas, out of the E. Coy Survey No. 93, Abstract No. 87, of Guadalupe County, Texas. Said area to be released from the City Schertz ETJ, 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 found $\frac{1}{2}$ " iron rod at the south corner of said 68.221 acre tract, also being the northwest corner of Tract 6, conveyed to Weston Ranch Foundation in deed recorded in Volume 2338, Page 451, of said Official Public Records;

THENCE: N 26°50'36" W, along and with the southwest line of said called 68.221 acre tract, a distance of 1045.22 feet to a found $\frac{1}{2}$ iron rod at the northwest corner of said called 68.221 acre tract, on an east line of said Tract 6, at the southwest corner of a 94.326 acre tract, conveyed to Reno Engel in deed recorded in Document No. 2017027460 of said Official Public Records;

THENCE: N 58°55'14" E, along and with the northwest line of said called 68.221 acre tract, same being the southeast line of said 94.326 acre tract, a distance of 353.47 feet to a point for the north corner of the herein described tract;

THENCE: Across said 68.213 acre tract, along a non-tangent curve to the left, having a radius of 2,686.12 feet, a central angle of 23°21'07", chord bearing and distance of S14°37'25"E, 1087.21 feet an arc length of 1094.77 feet to a point for the east corner of said 68.213 acres on the northwest line of said Tract 6;

THENCE: S 59°04'00" W, along and with the southeast line of said called 68.221 acre tract and northwest line of said Tract 6, a distance of 122.70 feet to POINT OF BEGINNING and containing 4.772 acres in Guadalupe County, Texas. Said Tract being described in conjunction with survey map prepared under job number 30046-00 by Pape-Dawson Engineers, Inc.

"This document was prepared under 22TAC138.95, 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: January, 2023
JOB NO. 30046-00
DOC. ID. N:\CIVIL\30046-00\Word\30046-00 FN 4.772AC.docx

