

METES AND BOUNDS DESCRIPTION
FOR ZONING CHANGE

A 2.140 acre, or 93,200 square feet more or less, tract of land out of that called 150.231 acre tract conveyed to Edwin William Ripps, Jr., et. al. by deed recorded in Volume 2969, Page 150 of the Official Public Records of Guadalupe County, Texas, out of the John Saladin Survey No. 404, Abstract 299, in the City of Schertz, Guadalupe County, Texas. Said 2.140 acre tract 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:

COMMENCING: At a found 1" bar at the west most south corner of said called 150.231 acre tract, same being the west end of the cutback at the intersection of the northeast right-of-way line of F.M. 3009 (Roy Richard Drive), a variable width public right-of-way, with the northwest right-of-way line of Crest Oak Drive, a 50-foot public right-of-way, from which a found 1" iron bar at the east most south corner of said called 150.231 acre tract, same being the east end of said cutback, bears S 75°29'56" E, a distance of 70.27 feet;

THENCE: N 30°01'31" W, along and with the southwest line of said called 150.231 acre tract, the northeast right-of-way line of said F.M. 3009, a common line, a distance of 848.29 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: N 59°58'29" E, departing said common line, over and across said called 150.231 acre tract, a distance of 237.00 feet to a calculated POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said called 150.231 acre tract, the following bearings and distances:

N 30°01'31" W, a distance of 400.00 feet to a calculated point, from which a found ½" iron rod with a yellow cap stamped "Pape-Dawson" on the southwest line of said called 150.231 acre tract, the northeast right-of-way line of said F.M. 3009, bears S 59°58'29" W, a distance of 237.00 feet;

N 59°58'29" E, a distance of 233.00 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

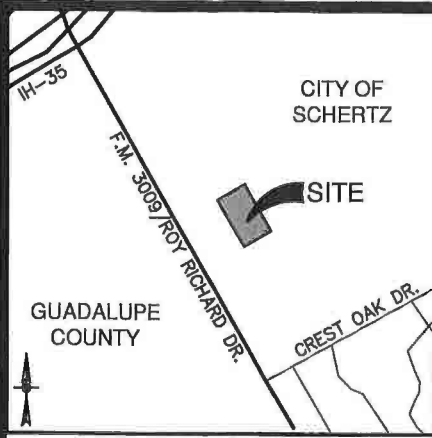
S 30°01'31" E, a distance of 400.00 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson";

THENCE: S 59°58'29" W, a distance of 233.00 feet to the POINT OF BEGINNING and containing 2.140 acres in the City of Schertz, Guadalupe County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13143-01 by Pape-Dawson Engineers.

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
DATE: March 14, 2024
JOB NO. 13143-01
DOC. ID. N:\CIVIL\13413-01\Word\13413-01 FN_ZN 2.140 AC.docx





LOCATION MAP

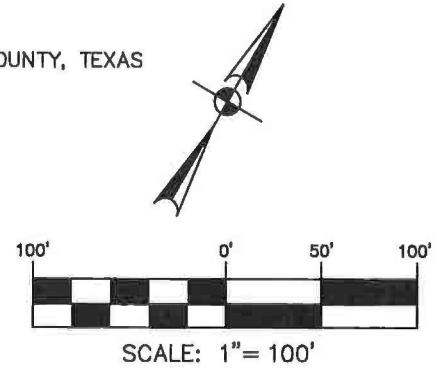
NOT-TO-SCALE

LEGEND:

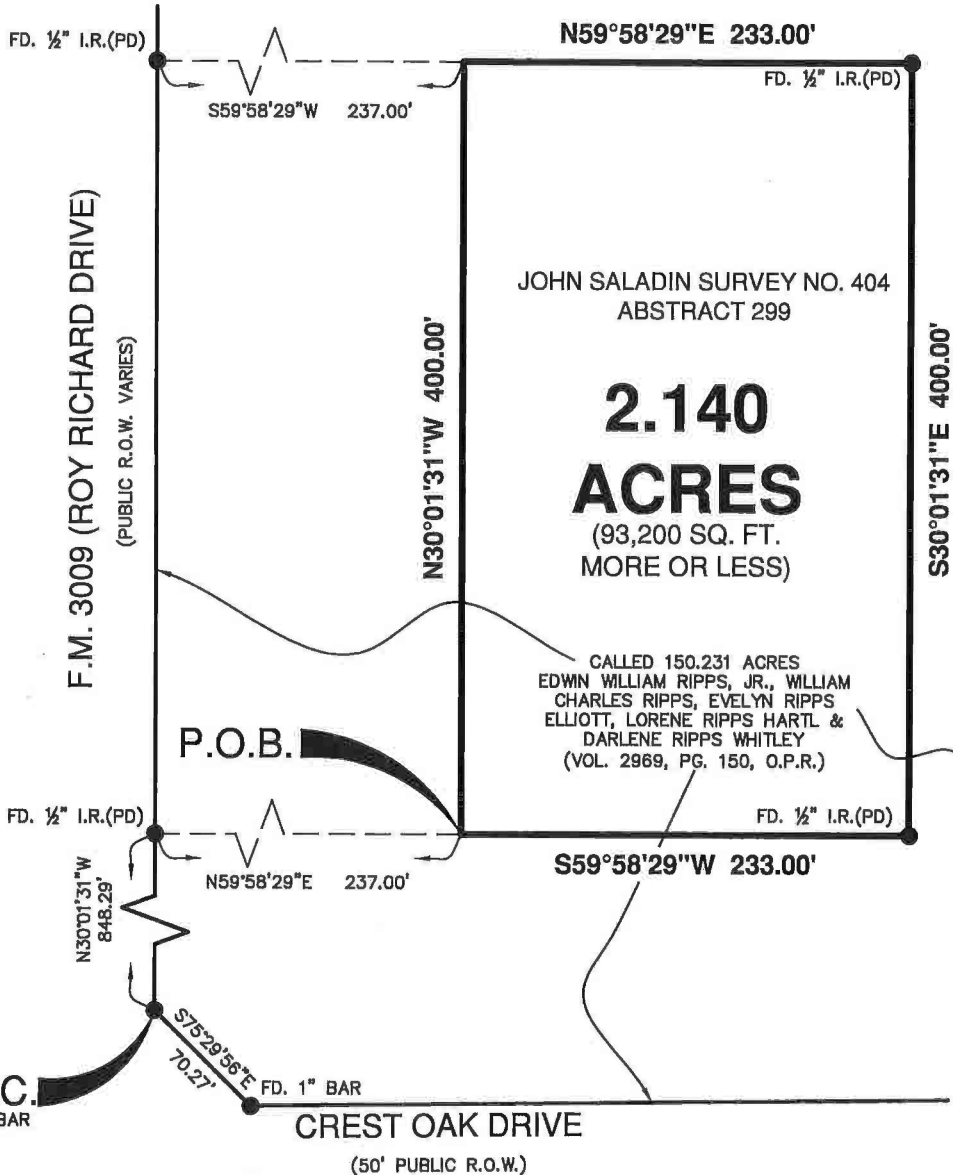
- OPR OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- FD. FOUND
- I.R. 1/2" IRON ROD
- (PD) PAPE-DAWSON CAP
- FOUND MONUMENT

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 13413-01 BY PAPE-DAWSON ENGINEERS.
2. THE BEARINGS ARE 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.



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G. E. Buchanan



EXHIBIT FOR ZONING CHANGE

2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MARCH 14, 2024

SHEET 1 OF 1
 JOB No.: 13413-01

Date: Mar 13, 2024, 11:41am User: ID: etamilton File: N:\CML\13413-01\13413-01_EX_ZN_2140_AC.dwg

REFERENCE: