STATE OF TEXAS
COUNTY OF BEXAR

CITY LIMIT DESCRIPTION OF THE CITY OF GREY FOREST
(0.637 SQUARE MILES)

DESCRIPTION of the corporate city limits of the City of Grey Forest, Bexar County, Texas, being comprised of SCENIC LOOP PLAYGROUND UNIT NO. 1 as recorded in Volume 980, Pages 150 and 150A, of the Deed and Plat Records of Bexar County, Texas along with the RESUBDIVISION OF BLOCK 1 of said UNIT NO. 1 as recorded in Volume 980, Page 256, said Deed and Plat Records, TOGETHER with SCENIC LOOP PLAYGROUND UNIT NO. 2 as recorded in Volume 980, Page 237, said Deed and Plat Records, TOGETHER with Scenic Loop Road between said UNITS NO. 1 AND NO. 2, TOGETHER with the 47.67 acres annexed into the City of Grey Forest as described in ORDINANCE NO. 48 passed August 18, 1971 and recorded in Volume 6615, Page 183, of the Deed Records of Bexar County, Texas, TOGETHER with Tract No. 9, being 1.006 acres, Tract No. 10, being 1.03 acres, Tract No. 11, being 1.028 acres, Tract No. 12, being 0.894 acres and that portion of Morningside Drive bound by the east line of said Tract No. 9, the north line of said Tracts No. 10, 11 and 12 and the south line of said SCENIC LOOP PLAYGROUND UNIT NO. 1 annexed into the City of Grey Forest as described in ORDINANCE NO. 51 passed October 20, 1971 and recorded in Volume 6657, Page 242, said Deed Records, TOGETHER with Tract No. 14, being 1.009 acres, annexed into the City of Grey Forest as described in ORDINANCE NO. 68 passed April 7, 1992, TOGETHER with a 1.816 acre tract, a 2.239 acre tract, a 0.303 acre tract and a portion of Helotes Creek between said 1.816 acre tract and 0.303 acre tract annexed into the City of Grey Forest as described in ORDINANCE NO. 86 passed December 20, 1994, TOGETHER with a 0.03 acre portion of Scenic Loop Road between the north line of said SCENIC LOOP PLAYGROUND UNIT NO. 2 and the south right-of-way line of Blue Hill Road, TOGETHER with all that area encompassing Scenic Loop Road from the south right-of-way line of said Blue Hill Road to the north line of said SCENIC LOOP PLAYGROUND UNIT NO. 1 annexed into the City of Grey Forest as described in ORDINANCE NO. 87 passed January 3, 1995, TOGETHER with Tract I, being 5.262 acres and Tract II, being 1.014 acres, annexed into the City of Grey Forest as described in ORDINANCE NO. 157 passed September 26, 2007, TOGETHER with a 5.4991 acre tract annexed into the City of Grey Forest as described in ORDINANCE NO. 173 passed January 27, 2009 and recorded in Volume 14047, Page 521, of the Real Property Records of Bexar County, Texas, TOGETHER will the called 4.58 acres known as Scenic Springs 19215 Scenic Loop Rd, 4.58AC – CB 4569a P-31 ABS 651 as annexed into the City of Grey Forst by ORDINANCE NO. 2023-06-44 approved August 22, 2023, being all the same land described as tracts I and II in deed recorded in Volume 7447, Page 9, said Deed Records, SAVE AND EXCEPT Lot 1, SCENIC LOOP PLAYGROUND UNIT NO. 2, in all said Grey Forest City Limits are described as follows:

BEGINNING at a ½ inch iron rod found on the east right-of-way line of Scenic Loop Road at the northwest corner of said SCENIC LOOP PLAYGROUND UNIT NO. 1 for the POINT OF BEGINNING of this description and whose grid coordinate, expressed in US Survey feet, is N:13775740.84, E:2069282.33,

THENCE, along the north line AND east line of said SCENIC LOOP PLAYGROUND UNIT NO. 1 the following two (2) calls:
1. South 84°01'02" East, 392.97 feet to a ½ inch iron rod found,
2. South 04°11'35" West, 231.14 feet to a ½ inch iron rod found at the northwest corner of said 47.67 acre tract of annexing ORDINANCE NO. 48,

THENCE along the north line of said 47.67 acre tract the following four (4) calls:
1. South 89°38'10" East, 413.92 feet to a ½ inch iron rod found,
2. South 89°28'36" East, 150.13 feet to a ½ inch iron rod found,
3. South 89°09'27" East, 448.62 feet to a ½ inch iron rod found,
4. South 89°01'36" East, 283.10 feet to a ½ inch iron rod found for the northeast corner of said 47.67 acre tract,

THENCE along the east line AND south line of said 47.67 acre tract the following four (4) calls:
1. South 00°19'18" East, 1,446.49 feet to a point at the east corner of said 47.67 acre tract,
2. South 89°24'51" West, 297.57 feet to a point,
3. South 15°30'38" West, 725.08 feet to a point at the southeast corner of said 47.67 acre tract,
4. North 85°00'13" West, 143.64 feet to a re-entry point on the east line of said SCENIC LOOP PLAYGROUND UNIT NO. 1 and southwest corner of said 47.67 acre tract,

THENCE along the east line of said SCENIC LOOP PLAYGROUND NO. 1 the following seventeen (17) calls:
1. South 27°55'13" East, 207.65 feet to a ½ inch iron rod found at the easternmost corner of said SCENIC LOOP PLAYGROUND UNIT NO. 1,
2. South 04°24'33" West, 587.84 feet to a point,
3. South 07°22'48" West, 424.98 feet to a point,
4. South 05°11'24" West, 1,326.56 feet to a point,
5. South 05°46'21" West, 231.99 feet to a point,
6. South 08°03'21" West, 277.08 feet to a point,
7. South 87°14'39" East, 38.63 feet to a point,
8. South 63°57'39" East, 17.22 feet to a point,
9. South 37°31'39" East, 43.22 feet to a point,
10. South 81°21'45" West, 67.93 feet to a ½ inch iron rod found,
11. South 01°45'09" East, 45.87 feet to a five (5) inch cedar post found,
12. North 84°16'39" West, 93.81 feet to a point,
13. North 82°49'39" West, 79.98 feet to a ½ inch iron rod found,
14. South 04°43'15" West, 392.79 feet to a point,
15. South 03°48'15" West, 88.60 feet to a point,
16. South 03°22'45" East, 57.09 feet to a point,
17. South 05°21'15" West, 584.91 feet to a point for the southeast corner of said SCENIC LOOP PLAYGROUND UNIT NO. 1,

THENCE along the south line of said SCENIC LOOP PLAYGROUND UNIT NO. 1, North 83°46'46" West, 250.03 feet to a point for the northeast corner of said annexing ORDINANCE NO. 51, same being the northeast corner of Morningside Drive,

THENCE along the common east line of said Morningside Drive and the east line of said annexing ORDINANCE NO. 51 the following two (2) calls:
1. South 35°23'14" West, 68.70 feet to a point at the northeast corner of said Tract No. 12,
2. Departing said Morningside Drive, South 47°12'46" East, 290.40 feet to a ½ inch iron rod found at the southeast corner of said Tract No. 12,

THENCE along the south line of said Tract No. 12, 11 and 10, South 75°43'02" West, 592.69 feet to a ½ inch iron rod found at the northeast corner of said Tract No. 14 of annexing ORDINANCE NO. 68,

THENCE South 14°14'25" East, 279.81 feet to a ½ inch iron rod found on the north right-of-way line of Menchaca Road at the southeast corner of said Tract No. 14,

THENCE South 75°44'10" West, 249.20 feet to a ½ inch iron rod found at the southwest corner of said TRACT No. 14, same being the intersection of the north right-of-way line of said Menchaca Road and east right-of-way line of said Morningside Drive,

THENCE along the east right-of-way line of said Morningside Drive, North 19°03'14" East, 301.91 feet to an angle point,

THENCE continuing along the said east right-of-way line, North 22°01'14" East, at 34.38 feet pass the common northwest corner of said Tract No. 14, being the northwest corner of annexing ORDINANCE NO. 68 and the southwest corner of said Tract no. 10, being the southwest corner of annexing ORDINANCE NO. 51, in all a distance of 318.14 feet to a point for an angle point in the west line of Tract No. 10,

THENCE across said Morningside Drive, North 58°13'41" West, 60.88 feet to a point at the southeast corner said Tract No. 9,

THENCE along the south line of said Tract No. 9, North 72°13'01" West, 270.74 feet to a point,

THENCE along the west line of said Tract No. 9, North 22°01'14" East, 113.22 feet to a re-entry point on the south line of SCENIC LOOP PLAYGROUND UNIT NO. 1,

THENCE North 83°53'07" West, 285.20 feet to a 1 inch iron rod found at the southwest corner of said SCENIC LOOP PLAYGROUND UNIT NO. 1, whose grid coordinate, expressed in US Survey feet, is N:13769227.88, E:2068738.29,

THENCE across said Scenic Loop Road, North 83°30'26" West, 44.94 feet to a fence post found at the southeast corner of said SCENIC LOOP PLAYGROUND UNIT NO. 2,

THENCE along the south line of said SCENIC LOOP PLAYGROUND UNIT NO. 2 the following three (3) calls:
1. North 84°36'35" West, 966.44 feet to a point,
2. North 84°43'35" West, 664.52 feet to a point,
3. North 85°02'35" West, 646.47 feet to a point at the southwest corner of said SCENIC LOOP PLAYGROUND UNIT NO. 2,

THENCE along the southern west line of said SCENIC LOOP PLAYGROUND UNIT NO. 2 the following three (3) calls:
1. North 06°13'25" East, 218.75 feet to a point,
2. North 05°39'25" East, 379.83 feet to a point,
3. North 03°41'25" East, 318.75 feet to a point at the westernmost northwest corner of said SCENIC LOOP PLAYGROUND UNIT NO. 2,

THENCE along the western north line of said SCENIC LOOP PLAYGROUND UNIT NO. 2 the following three (3) calls:
1. South 83°51'35" East, 371.10 feet to a point,
2. South 84°48'35" East, 174.00 feet to a point,
3. South 84°28'35" East, 425.70 feet to a point at an interior corner in the west line of said SCENIC LOOP PLAYGROUND UNIT NO. 2,

THENCE along the northern west line of said SCENIC LOOP PLAYGROUND UNIT NO. 2 the following two (2) calls:
1. North 05°20'33" East, 1,147.71 feet to a point,
2. North 05°32'34" East, 2,407.41 feet to a point at the northernmost northwest corner of said SCENIC LOOP PLAYGROUND UNIT NO. 2, also being the northwest corner of Lot 1 said SCENIC LOOP PLAYGROUND UNIT NO. 2 and the southwest corner of said called 4.58 acres as annexed by the City of Grey in said ORDINANCE NO. 2023-06-44,

THENCE along the west line of said called 4.58 acres, North 05°22'28" East, 450.88 feet to a point near a 6 inch cedar fence post at the common southwest corner of Bluehill Pass (formerly known as West Loop) and the northwest corner of said called 4.58 acre tract,

THENCE along the south right-of-way line of said Bluehill Pass and along the north line of said called 4.58 acres the following four (4) calls:
1. South 83°31'02" East, 237.11 feet to a point,
2. South 36°11'02" East, 165.60 feet to a point,
3. South 35°08'02" East, 175.23 feet to a point, and
4. South 58°09'00" East, 337.64 feet to a point on the on the west right-of-way line of said Scenic Loop Road at the southeast corner of said Bluehill Pass and northeast corner of said called 4.58 acre tract, and from which the northeast corner of said Lot 1, SCENIC LOOP PLAYGROUND UNIT NO. 2 bears South 26°50' 36" West, 41.6 feet, also being the southwest corner of said annexing ORDINANCE NO. 87,

THENCE along the west right-of-way line of said Scenic Loop Road and with the west line of said annexing ORDINANCE NO. 87, North 26°50'36" East, 26.81 feet to a ½ inch iron rod found at the intersection of the north right-of-way line of said Bluehill Pass with west right-of-way line of said Scenic Loop Road,

THENCE continuing along said west right-of-way line and with the west line of said annexing ORDINANCE NO. 87 the following two (2) calls:
1. North 22°31'05" East, 124.24 feet to a metal post found,
2. North 10°57'59" East, 421.80 feet to a point at the southeast corner of said 1.816 acre tract of annexing ORDINANCE NO. 86,

THENCE departing said west right-of-way line and west line of said annexing ORDINANCE NO. 87 and along the south line AND west line of said annexing ORDINANCE NO. 86 the following nine (9) calls:
1. North 79°02'01" West, 75.70 feet to a point at the southwest corner of said 1.816 acre tract,
2. North 04°47'59" East, 201.20 feet to a point along the west line of said 1.816 acre tract, being opposite and across Helotes Creek from the southeast corner of said 0.303 acre tract,
3. North 84°31'01" West, crossing said Helotes Creek, at 50 feet pass the southeast corner of said 0.303 acre tract, in all a distance of 71.21 feet to a point at the southwest corner of said 0.303 acre tract,
4. North 17°31'01" West, 107.93 feet to an angle point in the west line of said 0.303 acre tract,
5. North 08°27'59" East, 151.86 feet to a point at the northwest corner of said 0.303 acre tract,
6. South 84°31'01" East, at 55.4 feet pass the northeast corner of said 0.303 acre tract, in all, crossing said Helotes Creek, a distance of 102.49 feet to a re-entry point on the west line of said 1.816 acre tract,
7. North 04°47'59" East, 17.78 feet to an angle point,
8. North 15°47'59" East, 275.00 feet to an angle point,
9. North 04°47'59" East, at 6.54 feet pass the common northwest corner of said 1.816 acre tract and the southwest corner of said 2.239 acre tract, in all a distance of 545 feet to a point on the south line of said 5.4991 acre tract of annexing ORDINANCE NO. 173 at the northwest corner of said 2.239 acre tract,

THENCE along the south line of said 5.4991 acre tract the following five (5) calls:
1. North 51°40'11" West, 111.57 feet to a point,
2. North 85°15'12" West, 139.71 feet to a point,
3. North 00°37'09" East, 112.40 feet to a point,
4. North 84°27'49" West, 74.12 feet to a point,
5. North 82°41'16" West, 95.21 feet to a point at the westernmost southwest corner of said 5.4991 acre tract,

THENCE along the west line of said 5.4991 acre tract the following three (3) calls:
1. North 04°08'19" East, 274.39 feet to a point,
2. South 85°43'38" East, 93.41 feet to a point,
3. North 04°22'53" East, 548.29 feet to a point at the northwest corner of said 5.4991 acre tract,

THENCE along the north line of said 5.4991 acre tract the following four (4) calls:
1. South 78°59'53" East, 45.69 feet to a point,
2. North 63°19'56" East, 25.30 feet to a point,
3. South 26°16'19" East, 111.32 feet to a point,
4. South 85°17'10" East, 172.03 feet to a point at the common northeast corner of said 5.4991 acre tract and the northwest corner of said 5.262 acre tract of annexing ORDINANCE NO. 157,

THENCE South 85°26'55" East, at 27.0 feet pass the common northernmost northeast corner of said 5.262 acre tract and the northwest corner of said 1.014 acre tract of annexing ORDINANCE NO. 157, in all a distance of 118.00 feet to a point at the northwest corner of said 1.014 acre tract,

THENCE South 09°15'35" West, 371.82 feet to a point on the north line of said 5.262 acre tract at the southeast corner of said 1.014 acre tract,

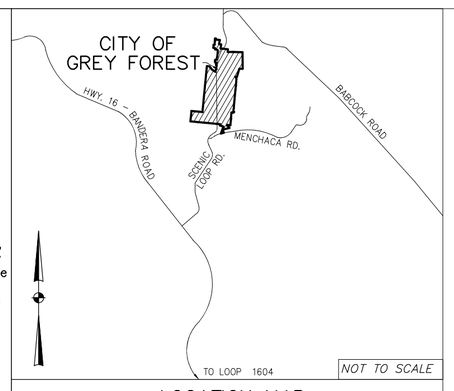
THENCE South 84°18'40" East, 192.81 feet to a ½ inch iron rod found at the easternmost northeast corner of said 5.262 acre tract,

THENCE South 09°44'43" West, 352.26 feet to a ½ inch iron rod found at an interior corner of said 5.262 acre tract,

THENCE South 80°10'10" East, 188.80 feet to a ½ inch iron rod found on the west right-of-way line of said Scenic Loop Road at the northern limit of annexing ORDINANCE NO. 87 and at the east corner of said 5.262 acre tract,

THENCE across said Scenic Loop Road, South 85°18'53" East, 55.89 feet to the POINT OF BEGINNING.

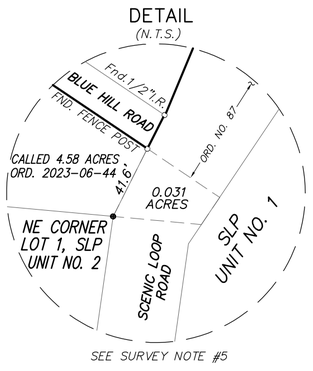
CONTAINING in all approximately 17,779,000 square feet, 408.1 acres or 0.637 square miles of land, more or less.



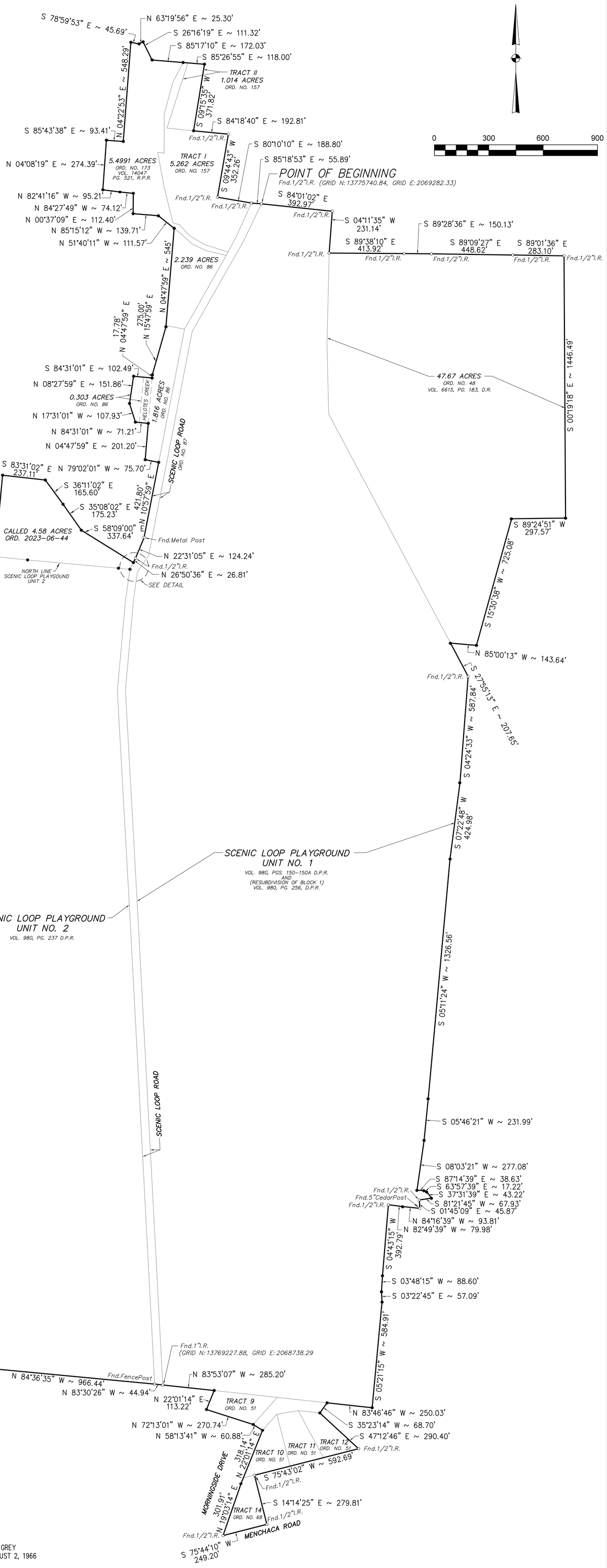
LOCATION MAP
CITY OF GREY FOREST, BEXAR COUNTY, TEXAS

LEGEND:

VOL. = VOLUME
PG(S) = PAGE(S)
D.P.R. = DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS, BEXAR COUNTY, TEXAS
R.P.R. = REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
FND. = FOUND
ORD. = ANNEXING ORDINANCE
I.R. = IRON ROD
SLP = SCENIC LOOP PLAYGROUND
• = POINT AT OR NEAR RECORD LOCATION



SEE SURVEY NOTE #5



INCORPORATION AND ANNEXATION NOTES:

1. SCENIC LOOP PLAYGROUND UNITS NO. 1 AND NO. 2 INCORPORATED AS THE "TOWN OF GREY FOREST" BY COMMISSIONERS' COURT ORDER PASSED APRIL 24, 1962 AND RECORDED AUGUST 2, 1966 IN VOLUME 5609, PAGE 403, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.
2. THE "TOWN OF GREY FOREST" RENAMED TO THE "CITY OF GREY FOREST" BY CITY ORDINANCE NO. 1 PASSED AUGUST 22, 1962 AND RECORDED IN VOLUME 4907, PAGE 71, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.
3. 47.67 ACRES ANNEXED INTO THE CITY OF GREY FOREST BY ORDINANCE NO. 48 PASSED AUGUST 18, 1971 AND RECORDED AUGUST 25, 1971 IN VOLUME 6615, PAGE 183, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.
4. TRACT NO. 9, BEING 1.006 ACRES, TRACT NO. 10, BEING 1.03 ACRES, TRACT NO. 11, BEING 1.028 ACRES AND TRACT NO. 12, BEING 0.894 ACRES, BECKCLIFF PARK SUBDIVISION (UNRECORDED) ANNEXED INTO THE CITY OF GREY FOREST BY ORDINANCE NO. 51 PASSED OCTOBER 20, 1971 AND RECORDED OCTOBER 28, 1971 IN VOLUME 6657, PAGE 242, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.
5. TRACT NO. 14, BEING 1.009 ACRES, BECKCLIFF PARK SUBDIVISION (UNRECORDED) ANNEXED INTO THE CITY OF GREY FOREST BY ORDINANCE NO.68 PASSED APRIL 7, 1992.
6. A 1.816 ACRE TRACT, A 2.239 ACRE TRACT AND A 0.303 ACRE TRACT ANNEXED INTO THE CITY OF GREY FOREST BY ORDINANCE NO. 86 PASSED DECEMBER 20, 1994.
7. THE PORTION OF SCENIC LOOP ROAD FOR BLUE HILL ROAD TO THE NORTHERN CITY LIMITS ANNEXED INTO THE CITY OF GREY FOREST BY ORDINANCE NO. 87 PASSED JANUARY 3, 1995.
8. TRACT 1, BEING 5.262 ACRES, AND TRACT II, BEING 1.014 ACRE, ANNEXED INTO THE CITY OF GREY FOREST BY ORDINANCE NO. 157 PASSED SEPTEMBER 26, 2007.
9. A 5.4991 ACRE TRACT ANNEXED INTO THE CITY OF GREY FOREST BY ORDINANCE NO. 173 PASSED JANUARY 27, 2009 AND RECORDED IN VOLUME 14047, PAGE 521, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
10. CALLED 4.58 ACRES ANNEXED INTO THE CITY OF GREY FOREST BY ORDINACE NO. 2023-06-44. APPROVED AUGUST 22, 2023.

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON NAD83(2011) STATE PLANE COORDINATE SYSTEM TEXAS SOUTH CENTRAL ZONE 4204 ESTABLISHED ONSITE WITH GPS.
2. ALL DIMENSIONS ARE EXPRESSED IN US SURVEY FEET AND ARE SURFACE VALUES; THE COMBINED SCALE FACTOR IS 0.999824781 (SURFACE TO GRID).
3. THIS DESCRIPTION IS BASED ON RECORD INFORMATION ROTATED AND CORRELATED TO FOUND EVIDENCE COLLECTED DURING AN ON THE GROUND SURVEY OF THE VARIOUS BOUNDARY LINES WITHIN SCENIC LOOP PLAYGROUND UNITS NO. 1 & 2 AND OF THE ANNEXING ORDINANCES NO. 48, 51, 68, 86, 87, 157 AND 173 DURING JANUARY TO MAY 2018, DECEMBER 2018 AND JANUARY TO MARCH 2019; NOT ALL FOUND EVIDENCE IS SHOWN.
4. ANNEXING ORDINANCES ARE ON FILE WITH THE CITY OF GREY FOREST.
5. THIS DESCRIPTION INCLUDES A 0.03 ACRE PORTION OF SCENIC LOOP ROAD FROM THE NORTHEAST CORNER OF SCENIC LOOP PLAYGROUND UNIT NO. 2 TO THE SOUTHERN EDGE OF BLUE HILL ROAD. ANNEXING ORDINANCE NO. 87 ONLY DESCRIBES THE ANNEXED AREA AS "THE PORTION OF SCENIC LOOP ROAD FROM BLUE HILL ROAD TO THE NORTHERN CITY LIMIT".
6. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, 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.
7. CALLED 4.58 ACRES ANNEXED BY CITY ORDINATES 2023-06-44. SURVEYED ON THE GROUND 12-8-23.

STATE OF TEXAS REGISTERED JACOB W. ODER 5846 PROFESSIONAL LAND SURVEYOR

Maverick Land Surveying Co.
1856 Lockhill-Selma, Suite 105
San Antonio, Texas 78213
PH. 210-342-9455
info@maverickslsco.com

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TBPLS FIRM No. 10132700

POLITICAL SUBDIVISION EXHIBIT OF:

CITY OF GREY FOREST CITY LIMITS

BEXAR COUNTY, TEXAS

DRAWN BY: D.D.	CHKD BY: JWO	APPROVED BY: JWO
SCALE: 1" = 300'	MAP DATE: 12-13-23	SHEET 1 OF 1
MLS JOB. NO. 57872-0002	GEI JOB NO. GFORST-0008A	REV. 1

GEI GIVLER ENGINEERING, INC.
515 Busby Drive, Suite 101
San Antonio, Texas 78209
PH. 210-342-3991
info@givlerengineering.com
TBPE FIRM No. F-002573