

METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 56.139 acre tract of land out of a called 105.311 acre tract of land described in deed to McCombs Family Partners, LTD., recorded in Document No. 20220099782 of the Official Public Records of Bexar County, Texas, out of the Harman Spark Survey No. 71, Abstract 707, in New City Block 16587 of the City of San Antonio, Bexar County, Texas. Said 56.139 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:

**BEGINNING:** At a point at the north corner of said 105.311 acre tract, at the east corner of Lot 34, N.C.B. 16587 of Northpoint Subdivision recorded in Volume 20001, Page 2444 of the Plat Records of Bexar County, Texas, and on the southwest right-of-way line of State Loop 1604, a variable width public right-of-way;

**THENCE:** With the northeast line of said 105.311 acre tract and with the southwest right-of-way line of said State Loop 1604, the following bearings and distances:

S 35°58'01" E, a distance of 182.25 feet to a point;

S 31°33'09" E, a distance of 410.45 feet to a point;

S 25°07'49" E, a distance of 405.91 feet to a point;

S 30°37'18" E, a distance of 296.76 feet to a point;

S 31°33'28" E, a distance of 199.96 feet to a point;

S 25°49'52" E, a distance of 401.52 feet to a point;

S 39°31'00" E, a distance of 72.36 feet to a point;

**THENCE:** Departing the southwest right-of-way line of said State Loop 1604, over and across said 105.311 acre tract, the following bearings and distances:

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 465.00 feet, a central angle of 18°07'53", a chord bearing and distance of S 63°28'52" W, 146.54 feet, for an arc length of 147.15 feet to a point;

S 72°32'48" W, a distance of 1191.47 feet to a point on the southwest line of said 105.311 acre tract and on the northeast line of a variable width drainage easement in Raintree Subdivision, Unit-7, recorded in Volume 9522, Page 126 of the Deed and Plat Records of Bexar County, Texas;

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- THENCE: N 30°29'50" W, with the southwest line of said 105.311 acre tract, with the northeast line of said Raintree Subdivision, Unit-7, with the northeast line of a called 2.08 acre tract of land recorded in Volume 12351, Page 2143 of said Official Public Records, and with the northeast line of Lot 1, Block 6, of Raintree Subdivision, Unit 2B, recorded in Volume 9504, Page 219 of said Deed and Plat Records, a distance of 349.52 feet to a point at the north corner of said Lot 1, Block 6, at the east corner of Raintree Path, a variable width public right-of-way in said Raintree Subdivision, Unit 2B, and at an angle point in the southwest line of said 105.311 acre tract;
- THENCE: N 30°36'34" W, continuing with the southwest line of said 105.311 acre tract and with the northeast line of said Raintree Subdivision, Unit 2B, a distance of 180.38 feet to a point at the north corner of Lot 1, Block 5, of said Raintree Subdivision, Unit 2B, at the east corner of Lot 37, Block 5, of Comanche Ridge, Unit 3, recorded in Volume 20001, Page 2512 of said Plat Records, and at an angle point in the southwest line of said 105.311 acre tract;
- THENCE: N 30°20'01" W, continuing with the southwest line of said 105.311 acre tract, with the northeast line of said Comanche Ridge, Unit 3, and with the northeast line of the remaining portion of a called 135.84 acre tract of land recorded in Volume 17870, Page 2026 of said Official Public Records, a distance of 1147.27 feet to a point at the west corner of said 105.311 acre tract and at the south corner of said Lot 34;
- THENCE: N 59°09'29" E, departing the northeast line of said 135.84 acre tract, with the northwest line of said 105.311 acre tract, and with the southeast line of said Lot 34, a distance of 1334.02 feet to the POINT OF BEGINNING and containing 56.139 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13221-00 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: September 15, 2023  
JOB NO. 13221-00  
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METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 49.172 acre tract of land out of a called 105.311 acre tract of land described in deed to McCombs Family Partners, LTD., recorded in Document No. 20220099782 of the Official Public Records of Bexar County, Texas, out of the Harman Spark Survey No. 71, Abstract 707, in New City Block 16587 of the City of San Antonio, Bexar County, Texas. Said 49.172 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:

**BEGINNING:** At a point at the northernmost east corner of said 105.311 acre tract, and at the intersection of the southwest right-of-way line of State Loop 1604, a variable width public right-of-way, and the west line of the Union Pacific Railroad, a variable width railroad right of way;

**THENCE:** S 08°09'07" W, departing the southwest right-of-way line of said State Loop 1604, with the west line of said Union Pacific Railroad, and with the east line of said 105.311 acre tract, a distance of 1282.90 feet to a point at the southernmost east corner of said 105.311 acre tract, and at the north corner of a variable width drainage easement in Raintree Subdivision, Unit 10, recorded in Volume 9551, Page 41 of the Deed and Plat Records of Bexar County, Texas;

**THENCE:** S 59°52'15" W, departing the west line of said Union Pacific Railroad, with the southeast line of said 105.311 acre tract, and with the northwest line of said Raintree Subdivision, Unit 10, a distance of 541.02 feet to a point at the south corner of said 105.311 acre tract and at the east corner of Lot 26, Block 16 of Raintree Subdivision, Unit 8, recorded in Volume 9547, Page 145 of said Deed and Plat Records;

**THENCE:** N 30°40'48" W, departing the northwest line of said Raintree Subdivision, Unit 10, with the southwest line of said 105.311 acre tract, and with the northeast line of said Raintree Subdivision, Unit 8, a distance of 1115.63 feet to a point at the north corner of Lot 37, Block 10, of said Raintree Subdivision, Unit 8, at the east corner of Lot 20, Block 10, of Raintree Subdivision, Unit-7, recorded in Volume 9522, Page 126 of said Deed and Plat Records, and at an angle point in the southwest line of said 105.311 acre tract;

**THENCE:** Continuing with the southwest line of said 105.311 acre tract and with the northeast line of said Raintree Subdivision, Unit-7, the following bearings and distances:

N 30°42'42" W, a distance of 281.16 feet to a point;

N 30°06'24" W, a distance of 199.48 feet to a point;

49.172 Acres

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N 30°29'50" W, a distance of 451.86 feet to a point;

THENCE: Departing the northeast line of said Raintree Subdivision, Unit-7, over and across said 105.311 acre tract, the following bearings and distances:

N 72°32'48" E, a distance of 1191.47 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 465.00 feet, a central angle of 18°07'53", a chord bearing and distance of N 63°28'52" E, 146.54 feet, for an arc length of 147.15 feet to a point on the northeast line of said 105.311 acre tract and on the southwest right-of-way line of said State Loop 1604;

THENCE: With the northeast line of said 105.311 acre tract and with the southwest right-of-way line of said State Loop 1604, the following bearings and distances:

S 39°31'00" E, a distance of 180.22 feet to a point;

S 31°29'47" E, a distance of 592.68 feet to the POINT OF BEGINNING and containing 49.172 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 13221-00 by Pape-Dawson Engineers.

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