

Z-2022-10700021
PA-2022-11600009

3.897 ACRES
LOCATED IN
NEW CITY BLOCK
NUMBER (NCB) 34479

BEING a 3.897 (169,762 square feet) acre tract of land situated in the Colden Denman Survey, Abstract Number 843, Bexar County, Texas, and being all of that tract of land described in deed to Ridge DB LLC, as recorded in Document Number 20180117393 of the Official Public Records of Bexar County, Texas, (O.P.R.B.C.T.), and being part of a 112.887 acre tract of land described in a deed to Canyon Ranch, LTD., as recorded in Volume 10322, Page 1980, O.P.R.B.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with cap stamped "CUDE" on the northeast right-of-way line of Braun Road (a variable width right-of-way), for a corner;

THENCE North 79 degrees 59 minutes 52 seconds West, along said northeast right-of-way line of Braun Road, a distance of 110.44 feet to a 1/2-inch iron rod found with cap stamped "CUDE", for a corner;

THENCE North 66 degrees 28 minutes 41 seconds West, along said northeast right-of-way line of Braun Road, a distance of 740.02 feet to a point at the southeast corner of a Fill Easement in Laurel Canyon Subdivision, Unit 1, as recorded in Volume 9564, Page 143 (O.P.R.B.C.T.), for a corner;

THENCE over and across said 112.887 acre tract and along the east lines of said Fill Easement the follow courses and distances:

North 24 degrees 41 minutes 38 seconds East, a distance of 216.73 feet to a point for corner;

North 70 degrees 22 minutes 31 seconds East, a distance of 73.01 feet to appoint for corner;

South 49 degrees 07 minutes 15 seconds East, a distance of 223.39 feet to a point for corner;

South 69 degrees 00 minutes 05 seconds East, a distance of 345.12 feet to a point for corner;

South 51 degrees 14 minutes 07 seconds East, a distance of 116.25 feet to a point for corner;

South 23 degrees 35 minutes 53 seconds East, a distance of 85.26 feet to a point for corner;

South 05 degrees 59 minutes 54 seconds East, a distance of 115.80 feet to the POINT OF BEGINNING AND CONTAINING 3.897 acres of land or 169,762 square feet, more or less.

The Basis of Bearings is the Texas South Central Zone (4204).



Joel C. Howard,
RPLS NO. 6267

