

**FIELD NOTE  
FOR  
A 13.78 ACRE TRACT**

A **13.78 acre** tract of land situated in Bexar County, Texas, out of the Thomas York Survey No. 201 ½ Abstract 825, County Block 4400, New City Block (NCB) 34400, a portion of a 135.127 acre tract of land as conveyed to McCombs Family Partners, Ltd. of Records in Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the west right-of-way line of W Loop 1604, (a variable width right-of-way), for the northeast corner of the 135.127 acre tract and for the southeast corner of a remaining portion of a 381.761 acre tract as conveyed to SPH Culebra, Ltd. of record in Volume 12752, Page 1639 of the Official Public Records of Bexar County, Texas and the northeast corner of the tract described herein, from which a Texas Department Of Transportation Monument bears N 00° 23' 17" W, a distance of 95.68 feet;

**THENCE:** along and with the west right-of-way line of F.M. Loop 1604 and an east line of the 135.127 acre tract the following five (5) courses:

1. **S 00° 23' 17" E**, a distance of **168.45 feet** to a found brass Texas Department of Transportation Type II monument, for an exterior corner of the tract described herein;
2. **S 16° 18' 40" W**, a distance of **208.79 feet** to a found brass Texas Department of Transportation Type II monument, for an interior corner of the tract described herein;
3. **S 00° 23' 17" E**, a distance of **399.97 feet** to a found brass Texas Department of Transportation Type II monument, for an interior corner of the tract described herein;
4. **S 17° 05' 15" E**, a distance of **208.49 feet** to a found brass Texas Department of Transportation Type II monument, for an exterior corner of the tract described herein;
5. **S 00° 23' 17" E**, a distance of **781.08 feet** to a point, for the southeast corner of the tract described herein, from which a found Texas Department of Transportation Type II monument, for an angle point of the 135.127 acre tract bears S 00°23'17" E, a distance of 668.83 feet;

**THENCE:** into and across the 135.127 acre tract, the following eleven (11) courses:

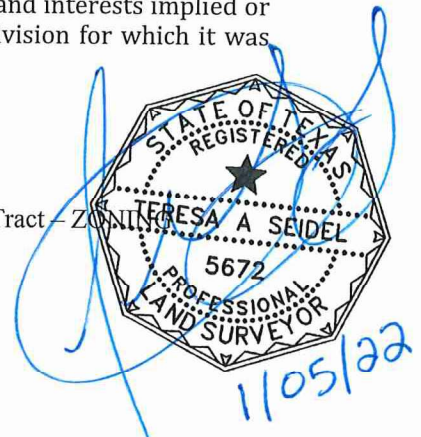
1. **S 89° 36'43" W**, a distance of **346.05 feet** to a point, for the southwest corner of the tract described herein;
2. With a curve to the left having a radius of **75.00 feet**, an arc length of **4.79 feet**, a delta angle of 003° 39' 42" and a chord bears, **N 25° 23' 03" W**, a distance of **4.79 feet** to a point of tangency of the tract described herein;
3. **N 27°12' 54" W**, a distance of **269.49 feet** to a point, for a point of curvature of the tract described herein;
4. With a curve to the right having a radius of **405.00 feet**, an arc length of **181.60 feet**, a delta angle of **025° 41' 30"** and a chord bears, **N 14° 22' 08" W**, a distance of **180.09 feet** to a point of compound curvature of the tract described herein;
5. With a curve to the right having a radius of **405.00 feet**, an arc length of **181.60 feet**, a delta angle of **025° 41' 30"** and a chord bears, **N 11° 19' 22" E**, a distance of **180.09 feet** to a point of tangency of the tract described herein;

6. **N 24° 10' 07" E**, a distance of **136.76 feet** to a point, for a point of curvature of the tract described herein,
7. With a curve to the left having a radius of **15.97 feet**, an arc length of **15.76 feet**, a delta angle of **056° 32' 18"** and a chord bears, **N 04° 02' 39" W**, a distance of **15.13 feet** to a point of reverse curvature of the tract described herein;
8. With a curve to the right having a radius of **58.00 feet**, an arc length of **122.46 feet**, a delta angle of **120° 58' 34"** and a chord bears, **N 28° 13' 52" E**, a distance of **100.95 feet** to an interior point of the tract described herein;
9. **N 24° 10' 07" E**, a distance of **37.86 feet** to a point, for a point of curvature of the tract described herein,
10. With a curve to the left having a radius of **75.00 feet**, an arc length of **32.15 feet**, a delta angle of **024° 33' 24"** and a chord bears, **N 11° 53' 25" E**, a distance of **31.90 feet** to a point of tangency of the tract described herein;
11. **N 00° 23' 05" W**, a distance of **499.69 feet** to a point in the southeast line of the 381.761 acre tract, and the northwest line of the 135.127 acre tract, for the northwest corner of the tract described herein;

**THENCE: N 43° 48' 47" E**, along and with southeast line of the 381.761 acre tract, a northwest line of the 135.127 acre tract, a distance of **501.97 feet** to the **POINT OF BEGINNING** and containing **13.78 acres** or 600,164 square feet more or less, in Bexar County, Texas.

"This document was prepared under 22TAC663.21, 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."

Job No.: 16-117  
Prepared by: KFW Surveying  
Date: January 5, 2022  
File: S:\Draw 2016\16-117 135 acres McCombs Property\ FN 13.78 Acre Tract - ZONING



**Z-2022-10700347**



**FIELD NOTE  
FOR  
A 26.1 ACRE TRACT**

A **26.1 acre** tract of land situated in Bexar County, Texas, out of the Thomas York Survey No. 201 ½ Abstract 825, County Block 4400, New City Block (NCB) 34400, a portion of a 135.127 acre tract of land as conveyed to McCombs Family Partners, Ltd. of Records in Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in a curve in the north right-of-way line of W. Military Drive, a variable width right-of-way, for the southeast corner of Lot 2 Block 2 of the Westcreek Model Home Subdivision of record in Volume 9515 Pages 11-19 of the Deed and Plat Records of Bexar County, Texas and southwest corner of the 135.127 acre tract and the tract described herein;

**THENCE:** along and with the east and north lines of the Westcreek Model Home Subdivision and the west and south lines of the 135.127 acre tract the following eight (8) courses:

- 1) **N 20° 45' 56" W**, a distance of **301.59 feet** to a point for an interior corner of the tract described herein,
- 2) **N 52° 10' 53" W**, a distance of **153.90 feet** to a point for an exterior corner of the tract described herein,
- 3) **N 31° 07' 15" W**, a distance of **156.06 feet** to a found ½" iron rod for an exterior corner of the tract described herein,
- 4) **N 08° 55' 38" W**, a distance of **88.48 feet** to a point for an exterior corner of the tract described herein,
- 5) **N 00° 40' 59" E**, a distance of **300.31 feet** to a point for an interior corner of the tract described herein,
- 6) **N 89° 19' 01" W**, a distance of **270.00 feet** to a point for an interior corner of the tract described herein,
- 7) **S 00° 40' 59" W**, a distance of **110.11 feet** to a found ½" iron rod for an exterior corner of the tract described herein,
- 8) **N 89° 19' 32" W**, a distance of **66.74 feet** to a point for the southeast corner of Lot 25 of the Royal Oaks of Westcreek Subdivision Unit 1 of record in Volume 9516 Pages 4-6 of the Deed and Plat Records of Bexar County, Texas, the northwest corner of the Westcreek Model Home Subdivision and for a westerly exterior corner of the tract described herein,

**THENCE:** **N 00° 40' 28" E**, along and with the east line of the Royal Oaks of West Subdivision line and a west line of the 135.127 acre tract, a distance of **821.73 feet** to a found ½" iron rod in the southeast line of the remaining portion of a 144.685 acre tract of land as conveyed to WPE Ventures, LLC., of record in Volume 15875 Page 29 of the Official Public Records of Bexar County, for the north corner of Lot 19 of the Royal Oaks of Westcreek Subdivision, the northwest corner of the 135.127 acre tract and the tract described herein;

**THENCE:** **N 43° 48' 47" E**, along and with the southeast lines of the 144.685 acre tract, a 4.056 acre tract of land as conveyed to WPE Ventures, LLC., of record in Volume 17607 Page 2194 of the Official Public Records of Bexar County, Texas, and the remaining portion of a 381.761 acre tract of land as conveyed to SPH Culebra, LTD. of record in Volume 12752 Page 1639 of the Official Public Records of Bexar County, Texas a distance of **1,119.65 feet** to a point for the northeast corner of the tract described herein, from which a point for the southeast corner of the 381.761 acre tract, the northeast corner of the 135.127 acre tract and in the west right-of-way line of F.M. Loop 1604 bears **N 43° 48' 47" E**, a distance of 2,283.76 feet;



**THENCE:** into and across the 135.127 acre tract the following ten (10) courses:

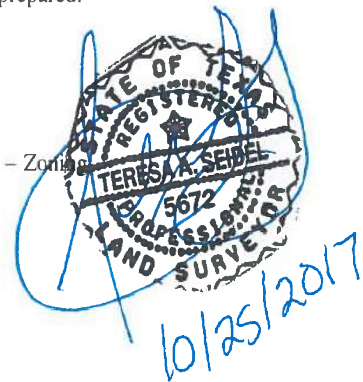
1. **S 07° 26' 19" E**, a distance of **181.50 feet** to a point for an exterior corner of the tract described herein,
2. **S 16° 10' 43" W**, a distance of **256.73 feet** to a point for an interior corner of the tract described herein,
3. **S 05° 37' 49" W**, a distance of **354.80 feet** to a point for an exterior corner of the tract described herein,
4. **S 27° 07' 17" W**, a distance of **277.54 feet** to a point for an interior corner of the tract described herein,
5. **S 08° 58' 19" E**, a distance of **463.17 feet** to a point for an interior corner of the tract described herein,
6. **S 29° 52' 14" E**, a distance of **399.78 feet** to a point for an exterior corner of the tract described herein,
7. **S 06° 43' 19" E**, a distance of **66.65 feet** to a point for an interior corner of the tract described herein,
8. **S 36° 56' 34" E**, a distance of **180.05 feet** to a point for an exterior corner of the tract described herein,
9. **S 27° 42' 01" E**, a distance of **257.20 feet** to a point for an exterior corner of the tract described herein,
10. **S 00° 03' 39" W**, a distance of **86.21 feet** to a point in the north right-of-way line of W. Military Drive and a south line of the 135.127 acre tract, for the southeast corner of the tract described herein, from which a found  $\frac{1}{2}$ " iron rod with a plastic cap stamped "N.STAR 4350" in the south line of the 135.127 acre tract bears **N 80° 15' 07" E**, a distance of **157.72 feet**;

**THENCE:** **S 80° 15' 07" W**, along and with the north right-of-way line of W. Military Drive and a south line of the 135.127 acre tract, a distance of **331.51 feet** to a point of curvature of the tract described herein;

**THENCE:** With a curve to the right having a radius of **742.11 feet**, an arc length of **98.81 feet**, a delta angle of **007° 37' 43"** and a chord bears, **S 84° 04' 02" W**, a distance of **98.74 feet** to the **POINT OF BEGINNING** and containing **26.1 acres** or 1,139,212 square feet more or less, in Bexar County, Texas.

"This document was prepared under 22TAC663.21, 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."

Job No.: 16-117  
Prepared by: KFW Surveying  
Date: July 20, 2017  
Updated: October 25, 2017  
File: S:\Draw 2016\16-117 135 acres McCombs Property\ FN 26.1 ACRES – Zoning



Z-2022-10700347



**FIELD NOTE  
FOR  
A 50.4 ACRE TRACT**

A **50.4 acre** tract of land situated in Bexar County, Texas, out of the Thomas York Survey No. 201 ½ Abstract 825, County Block 4400, New City Block (NCB) 34400, a portion of a 135.127 acre tract of land as conveyed to McCombs Family Partners, Ltd. of Records in Volume 11798 Page 867 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point in the north right-of-way line of W. Military Drive, a variable width right-of-way, and in a south line of the 135.127 acre tract, for the southwest corner of the tract described herein, from which a point for the southwest corner of the 135.127 acre tract bears S 81° 07' 38" W, a distance of 430.08 feet;

**THENCE:** into and across the 135.127 acre tract the following ten (10) courses:

1. N 00° 03' 39" E, a distance of **86.21 feet** to a point for an interior corner of the tract described herein,
2. N 27° 42' 01" W, a distance of **257.20 feet** to a point for an interior corner of the tract described herein,
3. N 36° 56' 34" W, a distance of **180.05 feet** to a point for an exterior corner of the tract described herein,
4. N 06° 43' 19" W, a distance of **66.65 feet** to a point for an interior corner of the tract described herein,
5. N 29° 52' 14" W, a distance of **399.78 feet** to a point for an exterior corner of the tract described herein,
6. N 08° 58' 19" W, a distance of **463.17 feet** to a point for an exterior corner of the tract described herein,
7. N 27° 07' 17" E, a distance of **277.54 feet** to a point for an interior corner of the tract described herein,
8. N 05° 37' 49" E, a distance of **354.80 feet** to a point for an exterior corner of the tract described herein,
9. N 16° 10' 43" E, a distance of **256.73 feet** to a point for an interior corner of the tract described herein,
10. N 07° 26' 19" W, a distance of **181.49 feet** to a point in the southeast line of a 381.761 acre tract of land as conveyed to SPH Culebra, Ltd., of record in Volume 12752 Page 1639 of the Official Public Records of Bexar County, Texas and the northwest line of the 135.127 acre tract, for the northwest corner of the tract described herein, from which a found ½" iron rod with a plastic cap stamped "PAPE DAWSON" for a westerly corner of the 135.127 acre tract bears S 43° 48' 47" W, a distance of 1,119.65 feet;

**THENCE:** N 43° 48' 47" E, along and with southeast line of the 381.761 acre tract, the northwest line of the 135.127 acre tract, and crossing the Approximate San Antonio City Limit Line, a distance of **1,781.79 feet** to a point for the northeast corner of the tract described herein, from which a point for the southeast corner of the 381.761 acre tract, the northeast corner of the 135.127 acre tract and in the east right-of-way line of F.M. Loop 1604 bears N 43° 48' 47" E, a distance of 501.97 feet;

**THENCE:** into and across the 135.127 acre tract the following eleven (11) courses:

1. S 00° 23' 05" E, a distance of **499.69 feet** to a point for a point of curvature of the tract described herein;
2. With a curve to the right having a radius of **75.00 feet**, an arc length of **32.14 feet**, a delta angle of 024° 33' 24" and a chord bears, S 11° 53' 25" W, a distance of **31.90 feet** to a point of tangency of the tract described herein;
3. S 24° 10' 07" W, a distance of **37.85 feet** to a point of curvature of the tract described herein;
4. With a curve to the left having a radius of **58.00 feet**, an arc length of **122.46 feet**, a delta angle of 120° 58' 34" and a chord bears, S 28° 13' 52" W, a distance of **100.95 feet** to a point of reverse curve of the tract described herein;

5. With a curve to the right having a radius of **16.00 feet**, an arc length of **15.76 feet**, a delta angle of **056° 25' 32"** and a chord bears, **S 04° 02' 39" E**, a distance of **15.13 feet** to a point of tangency of the tract described herein;
6. **S 24° 10' 07" W**, a distance of **136.76 feet** to a point for a point of curvature of the tract described herein;
7. With a curve to the left having a radius of **405.00 feet**, an arc length of **363.21 feet**, a delta angle of **051° 23' 00"** and a chord bears, **S 01° 31' 23" E**, a distance of **351.16 feet** to a point of tangency of the tract described herein;
8. **S 27° 12' 54" E**, a distance of **269.49 feet** to a point for a point of curvature of the tract described herein;
9. With a curve to the right having a radius of **75.00 feet**, an arc length of **4.79 feet**, a delta angle of **003° 39' 42"** and a chord bears, **S 25° 23' 03" E**, a distance of **4.79 feet** to a point of tangency and for the east corner of the tract described herein;
10. **S 89° 36' 43" W**, a distance of **671.29 feet** to a point for an interior corner of the tract described herein;
11. **S 00° 23' 17" E**, a distance of **2,204.32 feet** to a point in a curve in the north right-of-way line of W. Military Drive and in a south line of the 135.127 acre tract, for a southeast corner of the tract described herein, from which a ½" iron rod found with a plastic cap stamped "N. STAR 4350" in the south line of the 135.127 acre tract bears **N 89° 08' 27" E**, a distance of **347.58 feet**;

**THENCE:** With a curve to the left having a radius of **1243.00 feet**, an arc length of **138.59 feet**, a delta angle of **006° 23' 17"** and a chord bears, **S 83° 26' 46" W**, a distance of **138.51 feet** to a ½" found iron rod with a plastic cap stamped "N. STAR 4350" for a point of tangency of the tract described herein;

**THENCE:** **S 80° 15' 07" W**, along and with the north right-of-way line of W. Military Drive and a south line of the 135.127 acre tract, a distance of **157.67 feet** to the **POINT OF BEGINNING** and containing **50.4 acres** or 2,197,911 square feet more or less, in Bexar County, Texas.

"This document was prepared under 22TAC663.21, 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."

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