

**ZONING DESCRIPTION FOR
A 28.79 ACRE TRACT**

A **28.79 acre** tract of land situated in the Lucas Munoz Survey No. 86, Abstract 488, in New City Block 15248, in the City of San Antonio, Bexar County, Texas, and being a portion of that called 387.97 acre tract of land as conveyed to Continental Homes of Texas, L.P., and recorded February 6, 2003 in Volume 9819, Page 1780 in the Official Public Records of Bexar County (O.P.R.) said 28.79 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point for the most southerly corner of the westerly terminus of the right-of-way line of Quantum Loop (70' wide right-of-way as dedicated in plat of Ray Ellison Shopping Center as recorded in Volume 9655, Pages 95-97 in the Deed and Plat Records of Bexar County (D.P.R.), for the most southerly northerly corner of the tract described herein;

THENCE: N 41°49'12" E, along and with the southeasterly right-of-way line of Quantum Loop, a distance of **79.28 feet** to a calculated point;

THENCE: into and across said 387.97 acre tract, the following four (4) courses:

1. **S 47°57'56" E**, a distance of **748.85 feet** to a calculated point for the beginning of a curve;
2. along said curve to the **right**, having an arc length of **673.42 feet**, a radius of **485.00 feet**, a delta angle of **79°33'18"** and a chord which bears **S 08°11'17" E**, a distance of **620.61 feet** to a calculated point;
3. **S 31°35'22" W**, a distance of **152.81 feet** to a calculated point for the beginning of a curve;
4. along said curve to the **left** having an arc length of **157.16 feet**, a radius of **400.00 feet**, a delta angle of **22°30'43"** and a chord which bears **S 20°20'00" W**, a distance of **156.15 feet** to a calculated point;
5. **N 80°18'15" W**, a distance of **557.15 feet** to a ½" iron rod found for the northeasterly corner of Lot 59, Block 11, N.C.B. 15248, Solana Ridge Subdivision Unit 5A, as recorded in Volume 9575, Pages 18-19 in the D.P.R.;

THENCE: along and with the northerly and westerly lines of said Lot 59, the following three (3) courses:

1. **N 81°05'23" W**, a distance of **50.00 feet** to a ½" iron rod found for the beginning of a curve;
2. along said curve to the **right**, having an arc length of **384.18 feet**, a radius of **560.00 feet**, a delta angle of **39°18'24"** and a chord which bears **N 61°26'11" W**, a distance of **376.69 feet** to a ½" iron rod with cap stamped D-RE found for the most northwesterly corner of said Lot 59;

3. **S 00°10'00" E**, a distance of **37.15 feet** to a ½" iron rod with cap stamped D-RE found for the northeasterly corner of Lot 33, Block 11, N.C.B. 15248, Solana Ridge Subdivision Unit 3, as recorded in Volume 9568, Pages 219-220 in the D.P.R. and for the beginning of a non-tangent curve;

THENCE: along and with the easterly line of said Block 11, and along said non-tangent curve to the **right**, having an arc length of **881.50 feet**, a radius of **585.00 feet**, a delta angle of **86°20'06"** and a chord which bears **N 01°22'44" W**, a distance of **800.44 feet** to a calculated point in the southeasterly line of Block 7, N.C.B. 15248, Solana Ridge Subdivision Unit 1B, as recorded in Volume 9565, Pages 204-205 in the D.P.R.;

THENCE: **N 41°47'27" E**, along and with the southeasterly line of said Block 7, a distance of **471.99 feet** to a calculated point for an exterior corner of Lot 901, Block 7 of said Ray Ellison Shopping Center;

THENCE: **S 48°10'48" E**, along and with the southwesterly line of said Lot 901, Block 7, and also said westerly terminus of the right-of-way line of Quantum Loop, a distance of **95.13 feet** to the **POINT OF BEGINNING** and containing **28.79 acres** of land, more or less, situated in the City of San Antonio, Bexar County, Texas, and is the result of an on the ground survey performed by KFW Surveying.



Job No.: 20-125
Prepared by: KFW Surveying
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File: S:\Draw 2020\20-125 Solana Ridge\DOCS\20-125 28.79 AC ZONING ESMT TCP 091522