



METES AND BOUNDS DESCRIPTION  
FOR  
ZONING

A 18.827 acre, or 820,109 square feet more or less, tract of land out of a 19.20 acre tract of land conveyed to The Herlinda Cant Family, L.P. by Special Warranty Deed, recorded in Volume 15875, Page 81, of the Official Public Records of Bexar County, Texas, out of the Eugene De La Roche Survey 95, Abstract 633, County Block 4924, and the William Brisbin Survey 89 ½, Abstract 54, County Block 4900 in the City of San Antonio, Bexar County, Texas. Said 18.827 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 on the southwest right-of-way line of U.S. Highway 281, a variable width public right-of-way, as shown in Volume 20001, Page 2193, of the Plat Records of Bexar County, Texas, and the southeast corner of the herein described tract;

**THENCE:** S 39°35'15" W, along a northwest right-of-way line of said U.S. Highway 281 and the southeast line of the herein described tract, distance of 81.57 feet to a point, the north corner of Lot 25, Block 2, NCB 19218 of the Tacara Stone Oak IV Subdivision, recorded in Volume 20001, Page 2193, of the Plat Records of Bexar County, Texas;

**THENCE:** S 42°13'08" W, along the northwest line of said Lot 25, Block 2, and the southeast line of the herein described tract, a distance of 26.46 feet to a point;

**THENCE:** S 40°31'08" W, , along the northwest line of said Lot 25, Block 2, and the southeast line of the herein described tract, a distance of 214.39 feet to a point;

**THENCE:** S 41°18'29" W, continuing along the northwest line of said Lot 25, Block 2, and the southeast line of the herein described tract, a distance of 266.40 feet to a point;

**THENCE:** S 40°44'03" W, continuing along the northwest line of said Lot 25, Block 2, and the southeast line of the herein described tract, at a distance of 182.89 feet passing the northwest corner of Lot 5, Block 2, New City Block 19218, of the Tacara Apartments at Stone Oak, recorded in Volume 9696, Pages 4-5, of the Deed and Plat Records of Bexar County, Texas, same being conveyed to Hilltop Stone Oak Limited Partnership, by Special Warranty Deed, recorded in Document Number 20210291020, of the Official Public Records of Bexar County, Texas, a total distance of 283.54 feet to a point;

**THENCE:** S 40°53'21" W, continuing along the northwest line of said Lot 25, Block 2, and the southeast line of the herein described tract, a distance of 180.00 feet to a point at a

northeast corner of said Lot 5, Block 2, and the south corner of the herein described tract;

THENCE: N 32°09'16" W, along a northeast line of said Lot 5, Block 2 and the southwest line of the herein described tract, a distance of 717.03 feet to a point, the south corner of a 19.982 acre tract of land described as Tract A in a Special Warranty Deed with Vendor's Lien conveyed to C-5 Holdings, LLC., recorded Volume 16046, Page 1834, of the Official Public Records of Bexar County, Texas, and the west corner of the herein described tract;

THENCE: N 40°52'16" E, along the southeast line of said 19.982 acre tract of land and the northwest line of the herein described tract, a distance of 1283.41 feet to a point, an angle point of the herein described tract;

THENCE: N 79°54'13" E, continuing along the southeast line of said 19.982 acre tract and the north line of the herein described tract, a distance of 63.55 feet to a point, on the southwest right-of-way line of said U.S. Highway 281 and the north corner of the herein described tract;

THENCE: Southeasterly, along said southwest right-of-way line of said U.S. Highway 281 North, and along a non-tangent curve to the left, said curve having a radius of 3420.00 feet, a central angle of 06°46'27", a chord bearing and distance of S 10°12'19" E, 404.12 feet, for an arc length of 404.36 feet to a point;

THENCE: S 13°35'33" E, continuing along the southwest right-of-way line of said U.S. Highway 281 N and the northeast line of the herein described tract, a distance of 405.85 feet to the POINT OF BEGINNING and containing 18.827 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit map prepared under job number 12827-00 by Pape-Dawson Engineers, Inc.

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, Inc.  
DATE: August 17, 2022  
JOB NO. 12827-00  
DOC. ID. N:\CIVIL\12827-00\Word\12827-00 MB ZONING.docx

