



POLITICAL BOUNDARY DESCRIPTION OF A 44.7 ACRE PROPOSED RE-ZONING TRACT OF LAND

A political boundary description of a 44.7 acre tract of land in the THOMAS YORK SURVEY No. 201 1/2, ABSTRACT No. 825, County Block 4400, New City Block (NCB) 34400, Bexar County, Texas; being a portion of that certain called 135.127 acre tract described in instrument to McCombs Family Partners, LTD recorded as Document No. 20050044876 of the Bexar County Official Public Records (BCOPR); and being more particularly described as follows:

Note: This document which 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.

BEGINNING at a point in the northerly right-of-way (ROW) line of W Military Drive in the south line of said 135.127 acre tract, located at approximately North 13,710,569 feet, East 2,059,151 feet, Texas Grid Coordinates, South Central Zone;

THENCE, through the interior of said 135.127 acre tract the following two (2) courses and distances:

1. North 00° 23' 17" West, 2204.30 feet to a point for corner;
2. North 89° 36' 43" East, 1017.34 feet to a point for corner on the westerly ROW line of West Loop 1604 (variable width ROW) an east line of said 135.27 acre tract;

THENCE, along the westerly ROW line of said Loop 1604 and the easterly boundary of said 135.127 acre tract the following three (3) courses and distances:

1. South 00° 23' 17" East, 668.93 feet to point;
2. South 05° 13' 47" West, 663.20 feet to a point;
3. South 00° 23' 43" East, 160.00 feet to the northeast corner of Lot 5, Block 1, NCB 17634 of 1604 Entrance Subdivision, plat of which is recorded in Volume 9683, Page 98 of the Bexar County Deed and Plat Records (BCDPR);

THENCE, along the common boundary of said 135.127 acre tract and said Lot 5, Block 1 the following two(2) courses and distances:

1. South 89° 31' 25" West, 200.00 feet to a point for corner;
2. South 00° 23' 42" East, 371.72 feet to the southwest corner of said Lot 5, Block 1 on the northern line of Lot 2, Block 1 of Westcreek-Pepto Subdivision, plat of which is recorded in Volume 9564, Page 83, BCDPR;

THENCE, along the common boundary of said 135.127 acre tract and said Westcreek-Pepto Subdivision the following two(2) courses and distances:

1. South 89° 38' 21" West, 203.18 feet to a point for corner;
2. South 00° 23' 21" East, 327.91 feet to a point for corner in the northern ROW line of aforesaid W Military Drive;



THENCE, along said northern ROW line of W Military Drive the following four(4) courses and distances:

1. along the arc of a curve to the left having a radius of 1279.64 feet, a central angle of 03°39'00", a long chord bearing South 85°23'52" West, 81.51 feet, a total arc length of 81.52 feet, to a point of reverse curvature;
2. along the arc of a reverse curve to the right having a radius of 1193.66 feet, a central angle of 05°48'01", a long chord bearing South 86°28'22" West, 120.79 feet, a total arc length of 120.84 feet, to a point of tangency;
3. South 89°22'26" West, 288.03 feet to a point of curvature;
4. along the arc of a curve to the left having a radius of 1242.79 feet, a central angle of 02°44'00", a long chord bearing South 88°00'26" West, 59.28 feet, a total arc length of 59.29 feet, to the POINT OF BEGINNING, containing 44.7 acres of land in Bexar County, Texas.

JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046105



A handwritten signature in blue ink that reads 'Michael A. Romans'.

Michael A. Romans
Registered Professional Land Surveyor #4657
Signature Date: October 21, 2021