



**METES AND BOUNDS DESCRIPTION
FOR ZONING**

A 7.879 acre, or 343,211 square feet more or less, tract of land out of Lot 1, Block 3 of the Boerne Stage Crossing Subdivision recorded in Volume 9559, Pages 197-204 of the Deed and Plat Records of Bexar County, Texas in New City Block 16390 of the City of San Antonio, Bexar County, Texas. Said 7.879 acre tract being more fully described as follows:

COMMENCING: At a found ½" iron rod on the west right-of-way line of Interstate Highway 10, a variable width public right-of-way, at the northeast corner of said Lot 3;

THENCE: N 87°27'00" W, departing the west right-of-way line of said Interstate Highway 10, with the north line of said Lot 3, a distance of 391.76 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Over and across said Lot 3 the following bearings and distances:

S 19°54'26" E, a distance of 154.47 feet to a point;

S 73°39'45" E, a distance of 58.92 feet to a point;

S 19°54'35" E, a distance of 367.99 feet to a point;

S 70°05'17" W, a distance of 588.36 feet to a point on the west line of said Lot 3, the east line of Stage Run Unit 1 Subdivision recorded in Volume 9553, Page 105 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 19°54'43" W, with the west line of said Lot 3, the east line of said Stage Run Unit 1 Subdivision, at a distance of 161.31 feet, passing the southeast corner of Stage Run Unit 2 Subdivision recorded in Volume 9564, Page 149 of the Deed and Plat Records of Bexar County, Texas, continuing for a total distance of 578.05 feet to a point;

THENCE: N 70°05'30" E, departing the east line of said Stage Run Unit 2, over and across said Lot 3, a distance of 222.51 feet to a point;

THENCE: N 01°42'29" E, continuing over and across said Lot 3, a distance of 102.49 feet to a point on the north line of said Lot 3;

THENCE: S 87°27'00" E, with the north line of said lot 3, a distance of 303.65 feet to the POINT OF BEGINNING and containing 7.879 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8622-10 by Pape-Dawson Engineers, Inc.

"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."

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: August 20, 2019

JOB NO. 8622-10

DOC. ID. N:\CIVIL\8622-10\WORD\8622-10 FNZN-7.879 AC.docx

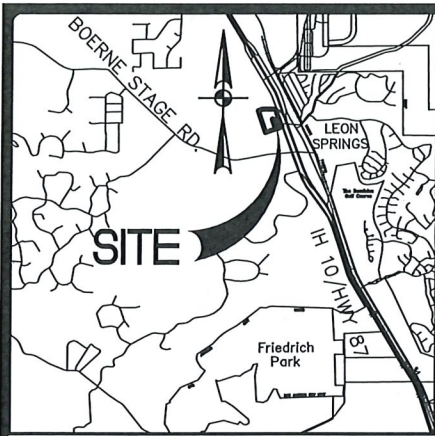
TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com





LOCATION MAP

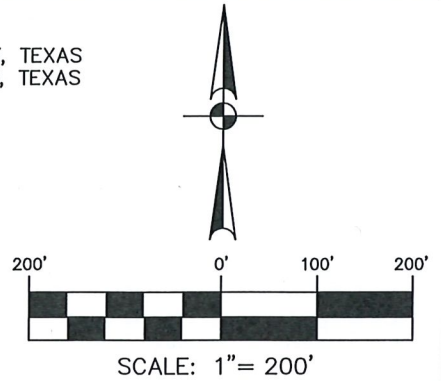
NOT-TO-SCALE

LEGEND:

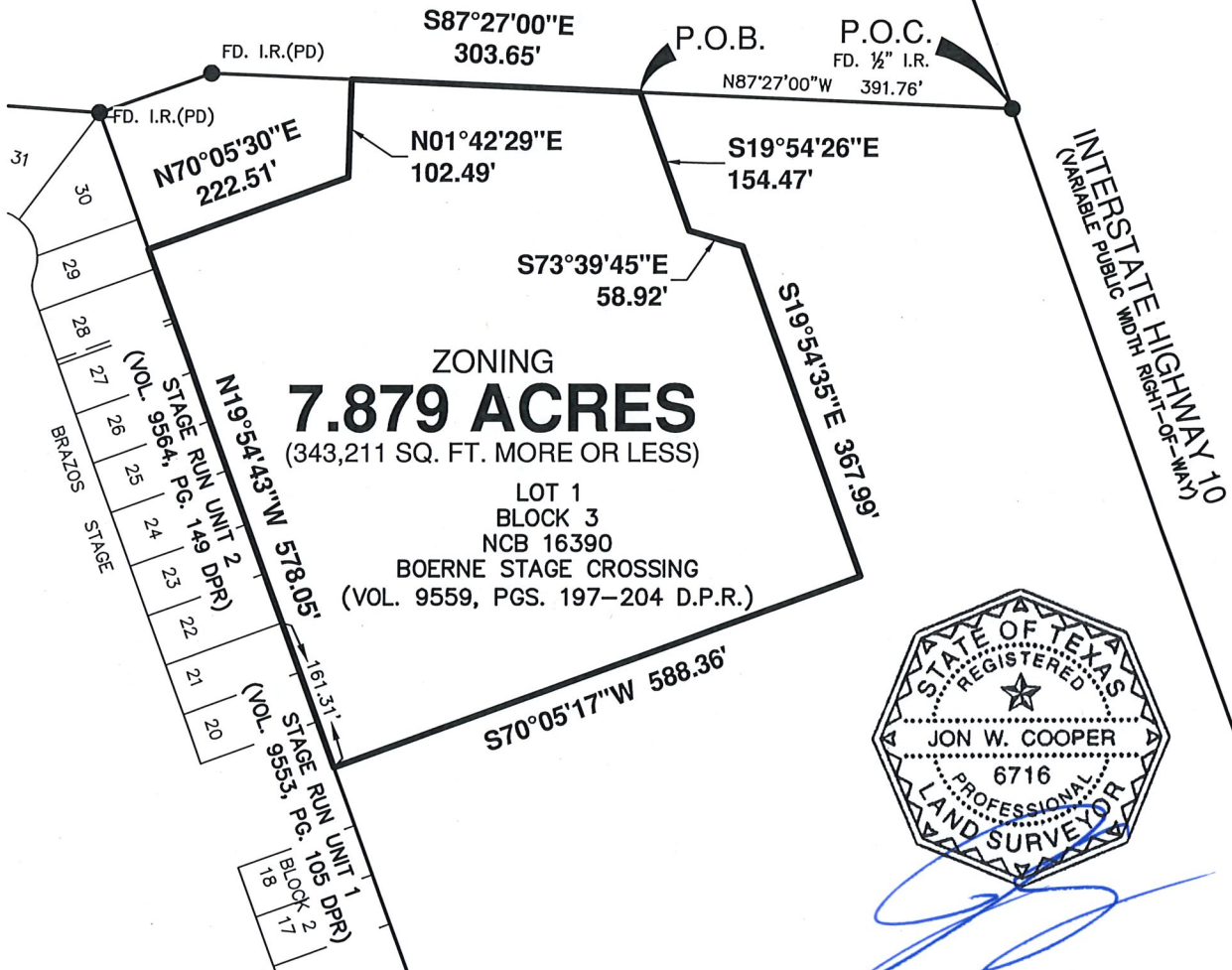
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 8622-10 BY PAPE-DAWSON ENGINEERS, INC.
2. 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."



PORTION OF A 122.6 ACRES
BOERNE STAGE CROSSING, LP
(VOL. 8540, PGS. 940-947, O.P.R.)



[Handwritten Signature]

EXHIBIT FOR ZONING

A 7.879 ACRE, OR 343,211 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF LOT 1, BLOCK 3 OF THE BOERNE STAGE CROSSING SUBDIVISION RECORDED IN VOLUME 9559, PAGE 197-204 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK 16390 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
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AUGUST 20, 2019

SHEET 1 OF 1
JOB No.: 8622-10

Date: Aug 20, 2019, 9:46am User ID: Mholmes
File: N:\CIVIL\8622-10\8622-10 ZN-7.879 AC.dwg

REFERENCE: