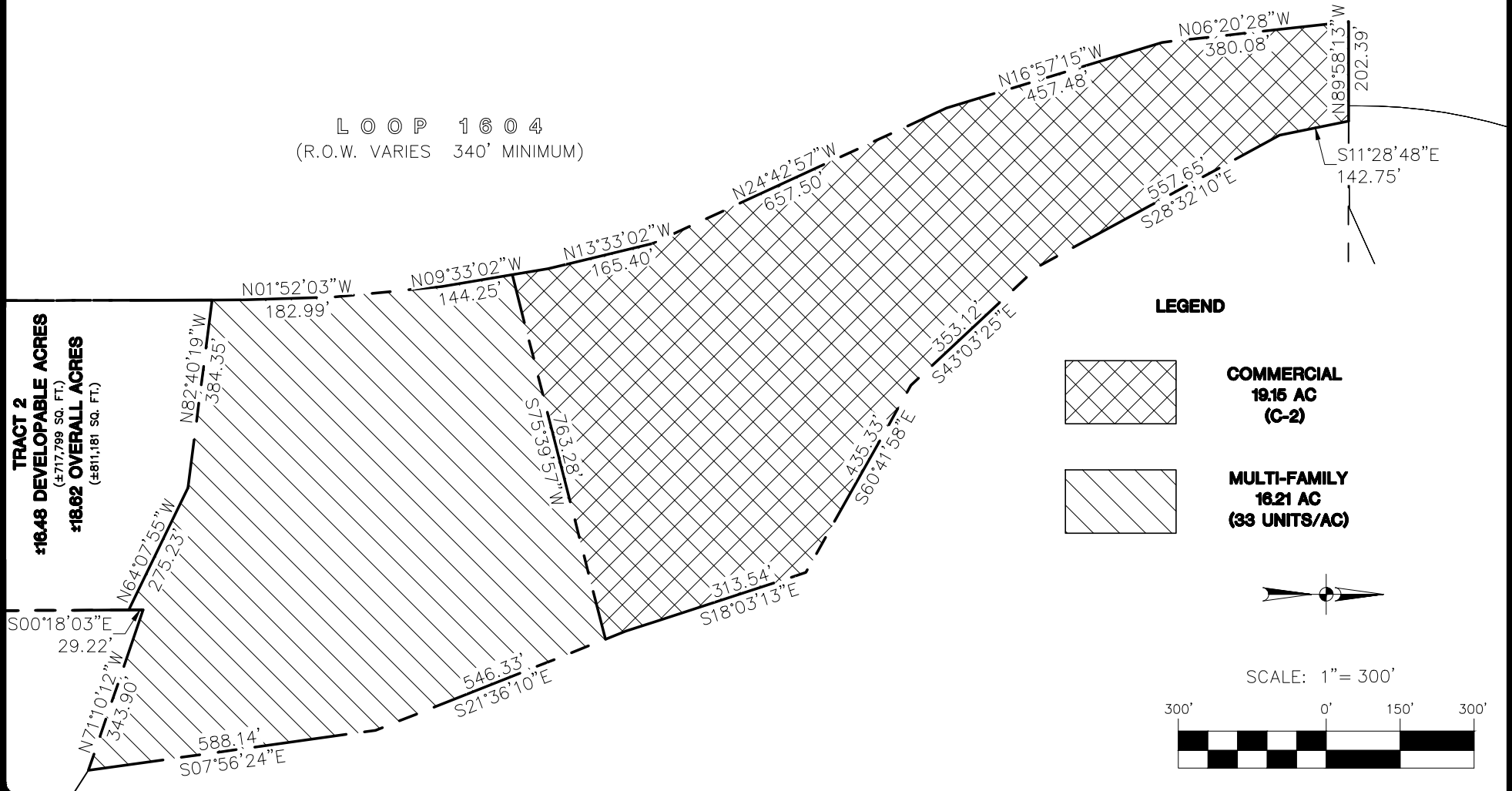
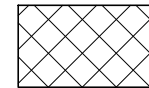


LOOP 1604
(R.O.W. VARIES 340' MINIMUM)

TRACT 2
±16.48 DEVELOPABLE ACRES
(±717,799 SQ. FT.)
±18.62 OVERALL ACRES
(±811,181 SQ. FT.)



LEGEND



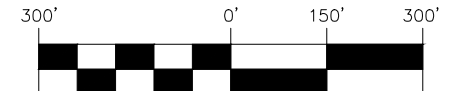
COMMERCIAL
19.15 AC
(C-2)



MULTI-FAMILY
16.21 AC
(33 UNITS/AC)



SCALE: 1" = 300'



JOB NO. 5891-01
DATE JULY 2017
DESIGNER JV
CHECKED MJ DRAWN JV
SHEET 1 of 1

TRACT 1
SAN ANTONIO, TEXAS
MXD ZONING EXHIBIT

PAPE-DAWSON
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



SCALE: 1"= 200'



P.O.C.

27.00 ACRES
SANTIKOS POTRANCO
RAW LAND, LLC.
(VOL. 17629, PG.
1221 OPR)

32.95 ACRES
CITY OF SAN
ANTONIO
(VOL. 14329,
PG. 617 OPR)



SCALE: 1" = 200'

S89°41'52"E
212.40'

S11°12'13"E
168.43'

N08°27'31"W
366.42'

N16°34'46"W
472.66'

F.M. LOOP 1604
(R.O.W. VARIES
340-FOOT MINIMUM)

WILLIAM T. NEIL
SURVEY No. 62
ABST. 544
C. B. 5197

PORTION OF A 558.649 ACRE TRACT
CONCORD WEST CORPORATION
(VOL. 6497, PG. 1996 OPR)

S28°15'35"E
557.65'

LOT 13
BLOCK 22
TROPHY RIDGE UNIT 3
(VOL. 9569, PG. 67-69 DPR)

S42°46'49"E
353.12'

S60°25'23"E
88.51'

S60°25'23"E
346.83'

LOT 25
BLOCK 22
TROPHY RIDGE UNIT 4
(VOL. 9582, PG. 202-205 DPR)

S17°46'37"E
383.76'

S21°19'35"E
97.63'

S21°19'35"E
448.70'

N09°29'18"W
217.41'

N13°29'18"W
217.42'

N24°39'13"W
657.50'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
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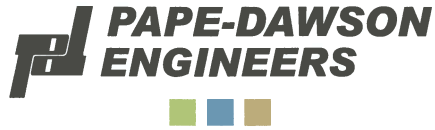
MATCHLINE

SHEET 2 OF 2

JULY 24, 2017

JOB No.:

5891-01



METES AND BOUNDS DESCRIPTION
FOR
RIGHTS DETERMINATION

A 34.770 acre, or 1,514,589 square feet more or less, out of that called 558.649 acre tract described in deed to Concord West Corporation recorded in Volume 6497, Page 1996 of the Official Public Records of Bexar County, Texas, out of the William T. Neil Survey No. 62, Abstract 544, County Block 5197 of the City of San Antonio, Bexar County, Texas. Said 34.770 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;

COMMENCING: At a point for the north intersection of the east right-of-way of F.M. Loop 1604, a variable width right-of-way, and the north right-of-way line of Falcon Wolf, a 70-foot right-of-way recorded in Volume 9568, Page 139 of the Deed and Plat Records of Bexar County, Texas;

THENCE: N 00°07'19" W, along and with the east right-of-way line of said F.M. Loop 1604, the west line of said 558.649 acre tract, a distance of 1271.72 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing along and with the east right-of-way line of said Loop 1604 the following bearings and distances:

N 00°07'19" W, a distance of 64.92 feet to a point;

N 01°48'19" W, a distance of 182.99 feet to a point;

N 05°29'18" W, a distance of 217.40 feet to a point;

N 09°29'18" W, a distance of 217.41 feet to a point;

N 13°29'18" W, a distance of 217.42 feet to a point;

N 24°39'13" W, a distance of 657.50 feet to a point;

N 16°34'46" W, a distance of 472.66 feet to a point;

N 08°27'31" W, a distance of 366.42 feet to a point for the northwest corner of said 558.649 acre tract, the southwest corner of a 27.00 acre tract recorded in Volume 17629, Page 1221 of the Official Public Records of Bexar County, Texas;

THENCE: S 89°41'52" E, departing the east right-of-way line of said Loop 1604, along and with the south line of said 27.00 acre tract, the north line of said 558.649 acre tract, a distance of 212.40 feet to a point for the northwest corner of Lot 13, Block 22, Trophy Ridge Unit 3 recorded in Volume 9569, Page 67-69 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with the west line of said Lot 13 the following bearings and distances:

S 11°12'13" E, a distance of 168.43 feet to a point;

S 28°15'35" E, a distance of 557.65 feet to a point;

S 42°46'49" E, a distance of 353.12 feet to a point;

THENCE: S 60°25'23" E, at a distance of 88.51 feet to a point for the southwest corner of said Lot 13, the northwest corner of Lot 25, Block 22, trophy Ridge Unit 4 recorded in Volume 9582, Page 202-203 of the Deed and Plat Records of Bexar County, Texas and continuing with the west line of said Lot 25, for a total distance of 435.34 feet to a point;

THENCE: S 17°46'37" E, along and with the west line of said Lot 25, a distance of 383.76 feet to a point;

THENCE: S 21°19'35" E, continuing along and with the west line of said Lot 25, a distance of 97.63 feet to a point for the southwest corner of said Lot 25, the northwest corner of Lot 53, Block 22, trophy Ridge Unit 5 recorded in Volume 9620, Page 202-203 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 21°19'35" E, along and with the west line of said Lot 53, a distance of 448.70 feet to a point;

THENCE: S 07°39'49" E, continuing along and with the west line of said Lot 53, a distance of 594.31 feet to a point for the southwest corner of said Lot 53, on the north line of a 26.60 acre tract recorded in Volume 15863, Page 384 of the Official Public Records of Bexar County, Texas;

THENCE: N 71°07'19" W, along and with the north line of said 26.60 acre tract, a distance of 335.93 feet to a point for the northwest corner of said 26.60 acre tract;

THENCE: N 00°15'09" W, over and across said 558.649 acre tract, a distance of 12.23 feet to a point;

THENCE: N 69°16'49" W, continuing over and across said 558.649 acre tract, a distance of 285.29 feet to a point;

THENCE: N 79°02'58" W, continuing over and across said 558.649 acre tract, a distance of 368.38 feet to the POINT OF BEGINNING and containing 34.770 acres in Bexar County, Texas. Said tract being described in accordance with an exhibit prepared under job number 5891-01 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: July 24, 2017
JOB NO. 5891-01
DOC. ID. N:\CIVIL\5891-01\WORD\5891-01 FN-34.770 AC.docx

