



METES AND BOUNDS DESCRIPTION
FOR ZONING – TRACT 3

A 204.00 acre tract of land situated within the corporate limits of the City of Schertz, Bexar County, Texas, being out of the Antonio Zamora Survey No. 36, Abstract 828, County Block 5083, same being a portion of a 205.081 acre tract conveyed unto Leanin’ Dipper Investments, LTD., et al by warranty deed executed March 24, 2010 and recorded in Volume 14817, Page 1930, Official Public Records of said county and state, and a portion of an 18.09 acre tract conveyed unto the same by warranty deed executed March 14, 2011 and recorded in Volume 14973, Page 1026, said Official Public Records. In all, said 204.00 acre tract being more particularly described as follows, with bearings based on said Volume 14817, Page 1930:

COMMENCING: at a point at a cut-back corner at the intersection of the north line of Interstate Highway No. 10 and the west line of Graytown Road, same being the east corner of said 18.09 acre tract;

THENCE: with and along the north line of said Interstate Highway No. 10, and with and along the south line of said 18.09 acre tract the following courses:

South 18° 46' 23" West, 130.56 feet to a point;

South 69° 31' 23" West, 289.65 feet to a point;

And South 60° 20' 23" West, 270.36 feet to a point for a southeast exterior corner and POINT OF BEGINNING of this tract;

THENCE: continuing with and along the north line of said Interstate Highway No. 10, South 60° 20' 23" West, 236.02 feet to a point; and South 69° 27' 23" West, 611.92 feet to a point at a southeast exterior corner of a 94.096 acre tract of land conveyed unto Flotex Developers, L.L.C. by warranty deed executed July 20, 2006 and recorded in Volume 12269, Page 114, said Official Public Records, same being the southwest corner of said 18.09 acre tract and a southwest exterior corner of this tract;

THENCE: with and along the southeast line of said 94.096 acre tract, North 29° 37' 23" East, 600.85 feet to a point at the south corner of said 205.081 acre tract;

THENCE: departing the northwest line of said 18.09 acre tract, with and along the northeast line of said 94.096 acre tract and the southwest line of said 205.081 acre tract, North 60° 24' 29" West, 2,508.97 feet to a point on the southeast line of a 77.494 acre tract

conveyed unto Brycap Farm Properties, LLC by warranty deed executed January 1, 2009 and recorded in Volume 13921, Page 157, said Official Public Records;

THENCE: with and along the southeast and southwest lines of said 77.494 acre tract, North 29° 41' 19" East, 503.91 feet to a point; and North 67° 42' 27" West, 690.09 feet to a point on the east line of Scenic Lake Drive, same being the north corner of said 77.494 acre tract;

THENCE: with and along the northeast line of said Scenic Lake Drive, and continuing with and along the southwest line of said 205.081 acre tract, North 30° 00' 00" West, 15.78 feet to a point; and North 67° 37' 56" West, 1,101.82 feet to a point at a cut-back corner on the east line of Boenig Drive;

THENCE: with and along said east line and the west line of said 205.081 acre tract, North 02° 53' 55" West, 25.49 feet to a point; and North 30° 00' 00" East, 2,303.73 feet to a point;

THENCE: across said 205.081 acre tract the following courses:

South 60° 00' 00" East, 723.57 feet to a point;

North 49° 10' 12" East, 139.96 feet to a point;

And North 51° 47' 00" East, 88.56 feet to a point on the southwest line of said Graytown Road, same being on the northeast line of said 205.081 acre tract;

THENCE: with and along said southwest and northeast lines the following courses:

South 38° 13' 00" East, 637.09 feet to a point;

South 37° 55' 32" East, 1650.96 feet to a point;

South 37° 26' 03" East, 123.81 feet to a point;

South 34° 04' 47" East, 144.31 feet to a point;

And South 29° 01' 45" East, 1,328.98 feet to a point at the north corner of said 18.09 acre tract;

THENCE: continuing with and along said southwest line, and with and along the northeast line of said 18.09 acre tract, South 29° 20' 37" East, 271.85 feet to a point;

THENCE: across said 18.09 acre tract and said 205.081 acre tract the following courses:

North 75° 10' 05" West, 89.11 feet to a point;

South 59° 53' 51" West, 592.97 feet to a point;

And South 29° 34' 21" East, 773.87 feet to the POINT OF BEGINNING, and CONTAINING 204.00 acres, or 8,886,409 square feet of land more or less. Said tract being described in conjunction with a graphic depiction thereof prepared under job number 9093-19 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: May 8, 2019
JOB NO. 9093-19
DOC. ID. N:\Survey19\19-9000\9093-19\Word\9093-19_FN_EX_6AC.docx



A handwritten signature in blue ink, written over the bottom right portion of the surveyor's seal.