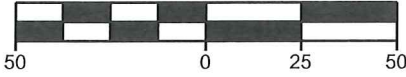


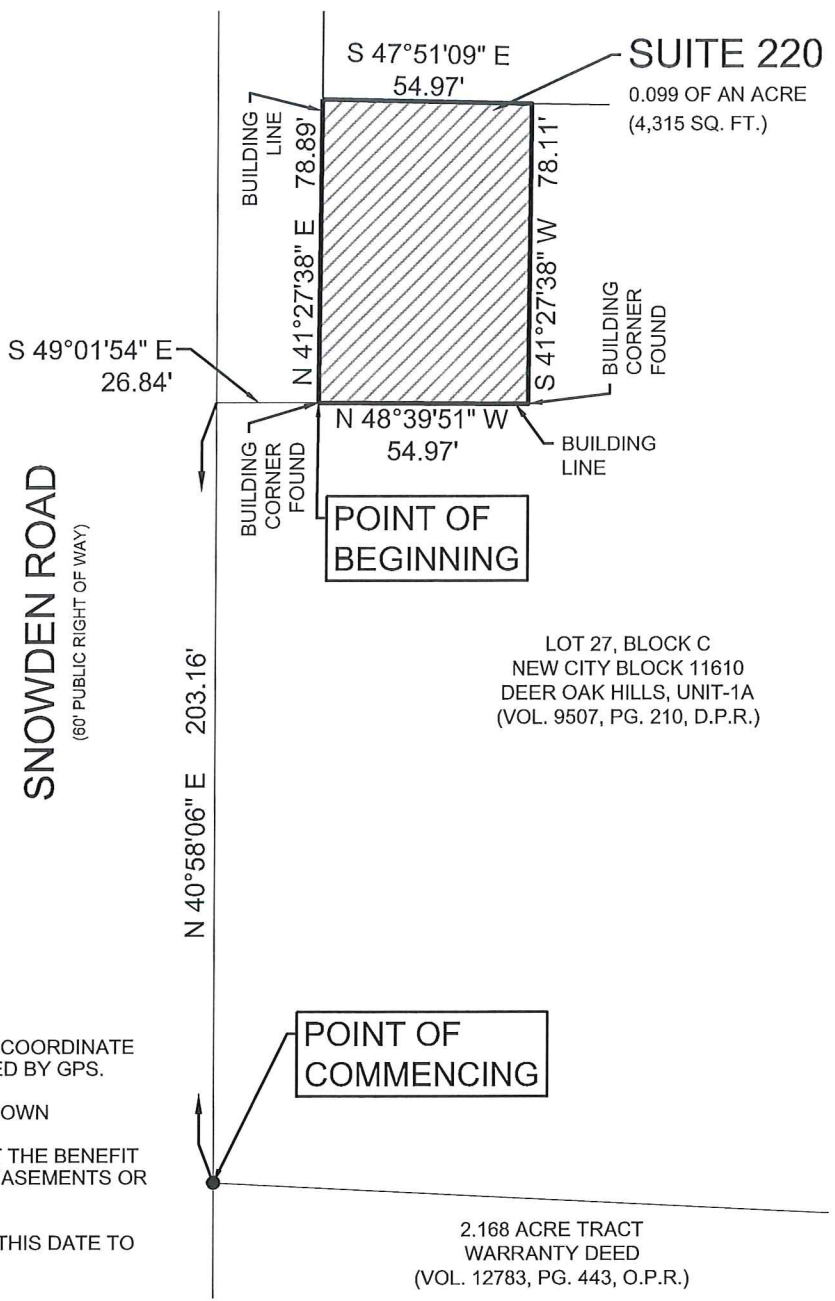


SCALE: 1" = 50'



LEGEND

● 1/2" IRON ROD FOUND (UNLESS NOTED)



NOTES:

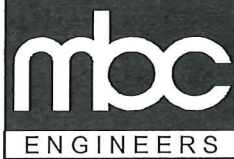
- 1) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.
- 2) ZONING EXHIBIT ONLY, IMPROVEMENTS NOT SHOWN
- 3) THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND DOES NOT SHOW EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
- 4) METES AND BOUNDS DESCRIPTION PREPARED THIS DATE TO ACCOMPANY THIS EXHIBIT.



Handwritten signature of Joel Christian Johnson and the number 11-17-17.

JOEL CHRISTIAN JOHNSON

R.P.L.S. NO. 5578

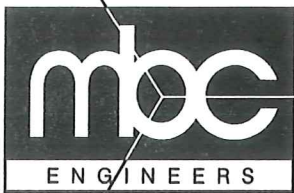


1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

ZONING EXHIBIT FOR
ABBEY J SOCIAL CLUB,
7271 WURZBACH ROAD, SUITE 220

BEING 0.099 OF AN ACRE (4,315 SQUARE FEET) OUT OF LOT 27,
BLOCK C, NEW CITY BLOCK 11610, DEER OAK HILLS, UNIT 1A,
ACCORDING TO PLAT RECORDED IN VOLUME 9507, PAGE 210,
DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS.

DESIGN	_____
DRAWN	JC
CHECKED	JCJ
DATE	11-17-2017
JOB NO.	31916-1073
PAGE	1 of 1



**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT FOR ABBEY J SOCIAL CLUB,
7271 WURZBACH ROAD, SUITE 220**

BEING 0.099 OF AN ACRE (4,315 SQUARE FEET) OUT OF LOT 27, BLOCK C, NEW CITY BLOCK 11610, DEER OAK HILLS, UNIT 1A, ACCORDING TO PLAT RECORDED IN VOLUME 9507, PAGE 210, DEED AND PLAT RECORDS, BEXAR COUNTY TEXAS; SAID 0.099 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod Found on the Southeasterly right of way line of Snowden Road, a 60 foot public right of way plot being the most Westerly corner of said Lot 27, Block C, and being S 51° 47' 38" W a distance of 750.19 feet from a X found in concrete marking the most Northerly corner of said Lot 27;

THENCE N 40° 58' 06" E a distance of 203.16 feet, along the Southeasterly right of way line of said Snowden Road, to a Point;

THENCE S 49° 01' 54" W a distance of 26.84 feet, departing the Southeasterly right of way line of said Snowden Road, to a Building Corner Found being the **POINT OF BEGINNING**;


THENCE N 41° 27' 38" E a distance of 78.89 feet, along the exterior building line, to a Point;

THENCE S 47° 51' 09" E a distance of 54.97 feet to a Point;

THENCE S 41° 27' 38" W a distance of 78.11 feet to a Building Corner Found;

THENCE N 48° 39' 51" W a distance of 54.97 feet along the exterior building line, to the **POINT OF BEGINNING** and containing 0.099 of an Acre of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


11-17-17
Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: November 17, 2017
Job No: 31916-1073