

**METES AND BOUNDS DESCRIPTION  
TO ACCOMPANY ZONING EXHIBIT**

22018169

BEING A 13.29 ACRES (579,098 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 15911, BEXAR COUNTY, TEXAS, SAID 13.29 ACRE TRACT ALSO BEING OUT OF A CALLED 71.678 ACRE TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 7595, PAGE 988, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-Inch Iron Rod with cap stamped "MBC" Found on the Southwest Right-of-Way Line of Tech Com, and marking the Easternmost corner of Lot 31, Block 1, New City Block 15911, Crosswinds C & D Subdivision, according to plat thereof recorded in Volume 9565, Page 199, of the Deed and Plat records of Bexar County, Texas;

**THENCE** S 30°14'32" E a distance of 29.16 feet along and with the Southwest Right-of-Way line of said Tech Com, to a Mag Nail Found at the point of curvature of a curve to the left;

**THENCE** Along and with the Southwest Right-of-Way line of said Tech Com and said curve to the left, having the following parameters: Radius = 430.00 feet, Arc Length = 424.02 feet, Chord Bearing S 58°24'45" E and a Chord Distance = 407.05 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found at the point of curvature of a curve to the right;

**THENCE** continuing along and with the Southwest Right-of-Way line of said Tech Com and said curve to the right, having the following parameters: Radius = 370.00 feet, Arc Length = 36.13 feet, Chord Bearing S 83°52'26" E and a Chord Distance = 36.12 feet to the **POINT OF BEGINNING**;

**THENCE** continuing along and with the Southwest Right-of-Way line of said Tech Com and said curve to the right, having the following parameters: Radius = 370.00 feet, Arc Length = 309.51 feet, Chord Bearing S 57°06'43" E and a Chord Distance = 300.56 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found;

**THENCE** S 33°06'47" E a distance of 44.67 feet along and with the Southwest Right-of-Way line of said Tech Com, to a 1/2-Inch Iron Rod with cap stamped "MBC" Found for the point of curvature of a curve to the right;

**THENCE** Along said curve to the right, having the following parameters: Radius = 15.00 feet, Arc Length = 23.45 feet, Chord Bearing S 11°51'24" W and a Chord Distance = 21.13 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found on the Northwest Right-of-Way line of Crosswinds Way;

22018169

**THENCE** S 56°52'11" W a distance of 416.56 feet along and with the Northwest Right-of-Way line of said Crosswinds Way to a 1/2-Inch Iron Rod Found for the point of curvature of a curve to the left;

**THENCE** Along and with the Northwest Right-of-Way line of said Crosswinds Way and said curve to the left, having the following parameters: Radius = 743.00 feet, Arc Length = 432.29 feet, Chord Bearing S 40°12'39" W and a Chord Distance = 426.22 feet to a point;

**THENCE** N 66°41'47" W a distance of 106.47 feet departing the Northwest Right-of-Way line of said Crosswinds Way, into and across said 71.678 Acre Tract to a point;

**THENCE** S 89°11'10" W a distance of 312.61 feet continuing across said 71.678 Acre Tract to a point on the East line of a called 5.00 Acre Tract as described in Warranty Deed recorded in Volume 8005, Page 1896, of the Official Public records of Bexar County, Texas;

**THENCE** N 27°44'34" W a distance of 518.48 feet along and with the East line of said 5.00 Acre Tract to a point, and a 1/2-Inch Iron Rod with cap stamped "MBC" Found and marking the Northeast corner of said 5.00 Acre Tract bears S 27°44'34" E a distance of 133.64 feet;

**THENCE** N 53°52'44" E a distance of 579.94 feet departing the East line of said 5.00 Acre Tract, into and across said 71.678 Acre tract, to a point;

**THENCE** S 36°07'16" E a distance of 366.93 feet to a point;

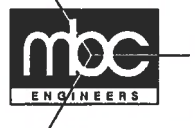
**THENCE** N 53°52'44" E a distance of 394.30 feet to the **POINT OF BEGINNING** and containing 13.29 Acres of land, (579,098 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.



  
Joel Christian Johnson, R.P.L.S. No.5578  
TBPLS FIRM REGISTRATION #10011700

32008-1674  
March 23, 2018



22018169

NOTE:  
 1. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO. NO IMPROVEMENTS SHOWN.  
 2. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.  
 3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE NAD 83 (CORS).

**POINT OF COMMENCEMENT**

CROSSWINDS C & D  
 LOT 31  
 BLOCK 1, N.C.B. 15911  
 VOL. 9565, PG. 199

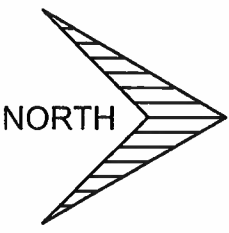
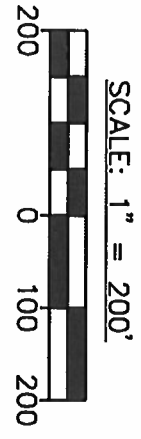
VARIABLE WIDTH DRAINAGE ESMW  
 VOL. 9560, PG. 18 (D.P.R.)

TECH. COM

POINT OF BEGINNING

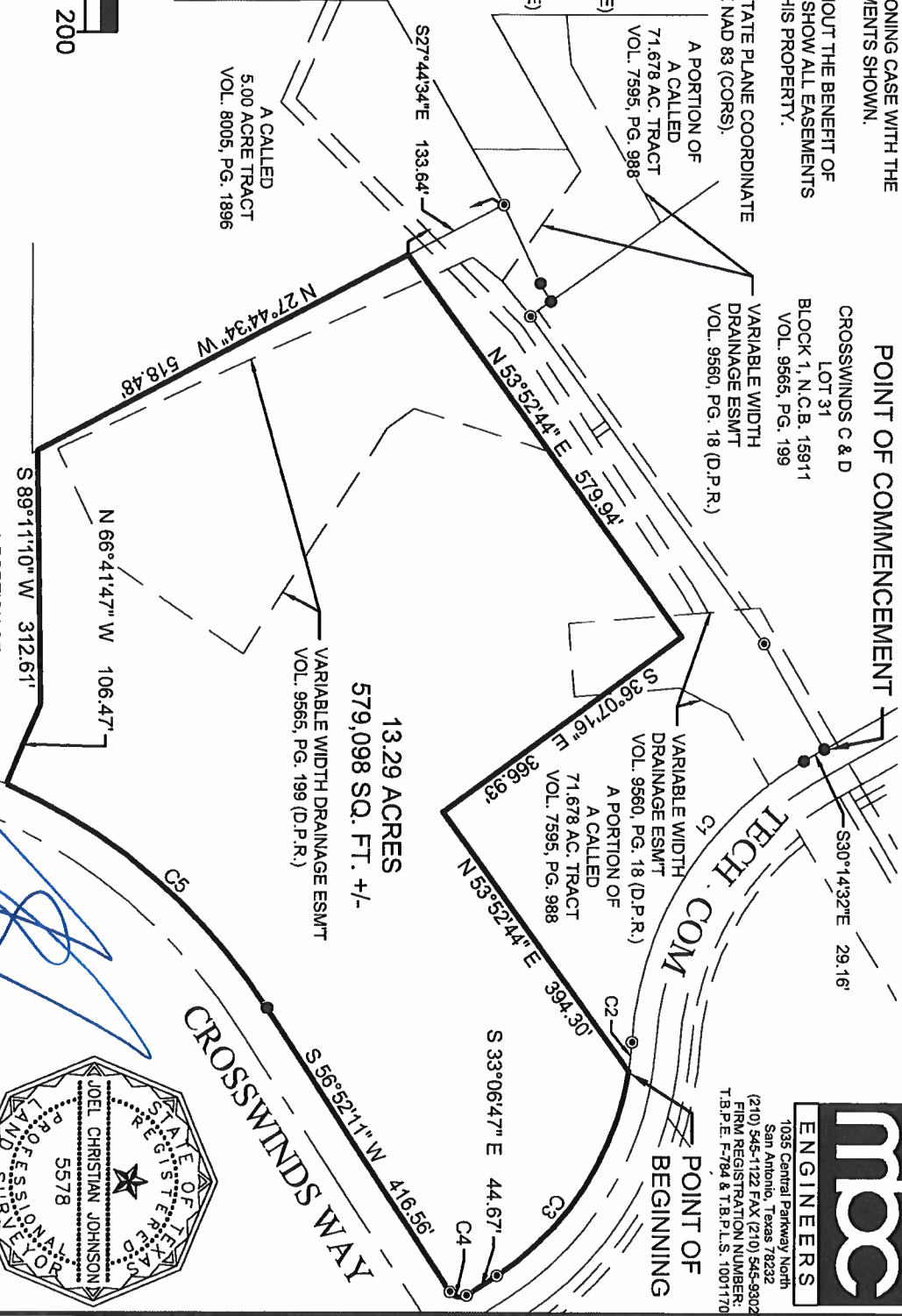
**mbc**  
 ENGINEERS  
 1035 Central Parkway North  
 San Antonio, Texas 78232  
 (210) 545-1122 FAX (210) 545-9302  
 FIRM REGISTRATION NUMBER:  
 T.B.P.E. F-794 & T.B.P.L.S. 10071170

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
  - 1/2" IRON ROD WITH CAP STAMPED "MBC" FOUND (UNLESS NOTED OTHERWISE)
  - D.P.R. DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
  - R.P.R. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS

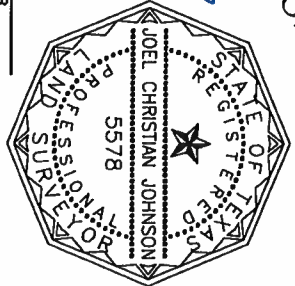


Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	424.02'	430.00'	56°29'59"	231.05'	S 58°24'45" E	407.05'
C2	36.13'	370.00'	5°35'43"	18.08'	S 83°52'26" E	36.12'
C3	309.51'	370.00'	47°55'44"	164.46'	S 57°06'43" E	300.56'
C4	23.45'	15.00'	89°34'01"	14.89'	S 11°51'24" W	21.13'
C5	432.29'	743.00'	33°20'08"	222.46'	S 40°12'39" W	426.22'

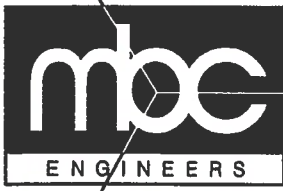


JOEL C. JOHNSON NO. 5578



**ZONING EXHIBIT:**  
 BEING A 13.29 ACRE (579,098 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 15911, BEXAR COUNTY, TEXAS, SAID 13.29 ACRE TRACT ALSO BEING OUT OF A CALLED 71.678 ACRE TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 7595, PAGE 988, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DESIGN	RAC
DRAWN	JJA
CHECKED	JCU
DATE	2018-03-22
JOB NO.	32008-1674
PAGE	1 of 1



**MACINA • BOSE • COPELAND and ASSOCIATES, INC**  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 FAX (210) 545-9302

TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463  
www.mbcengineers.com

**METES AND BOUNDS DESCRIPTION  
TO ACCOMPANY ZONING EXHIBIT**

**Z2018169**

BEING A 7.94 ACRE (345,841 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 15911, BEXAR COUNTY, TEXAS, SAID 7.94 ACRE TRACT ALSO BEING OUT OF A CALLED 71.678 ACRE TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 7595, PAGE 988, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a Mag Nail Found on the West Right-of-Way Line of Crosswinds Way, and marking the North end of a Right-of-way flair of the North Right-of-Way line of Weidner Road;

**THENCE** S 44°06'13" W a distance of 25.45 feet along and with said Right-of-Way flair, to a 1/2-Inch Iron Rod with cap stamped "MBC" Found;

**THENCE** S 00°58'12" E a distance of 6.08 feet along and with said Right-of-Way flair, to a 1/2-Inch Iron Rod with cap stamped "MBC" Found on the North Right-of-Way line of said Weidner Road;

**THENCE** S 89°10'32" W a distance of 883.52 feet along and with the North Right-of-Way line of said Weidner Road to a 1/2-Inch Iron Rod Found on the East Right-of-Way line of Weidner Road;

**THENCE** N 00°09'23" W a distance of 379.62 feet along and with the East Right-of-Way line of said Weidner Road to a 1/2-Inch Iron Rod with cap stamped "MBC" Found, and marking the Southwest corner of a called 5.00 Acre Tract as described in Warranty Deed recorded in Volume 8005, Page 1896, of the Official Public records of Bexar County, Texas;

**THENCE** N 89°59'54" E a distance of 556.96 feet along and with the South line of said 5.00 Acre Tract and with the North line of this tract to a point, and marking the Southeast corner of said 5.00 Acre Tract;

**THENCE** N 27°44'34" W a distance of 7.57 feet along and with the East line of said 5.00 Acre Tract to a point;

**THENCE** N 89°11'10" E a distance of 312.61 feet departing the East line of said 5.00 Acre Tract, across said 71.678 Acre Tract to a point;

**THENCE** S 66°41'47" E a distance of 106.47 feet, continuing across said 71.678 Acre Tract to a point on the curved West Right-of-Way line of said Crosswinds Way;

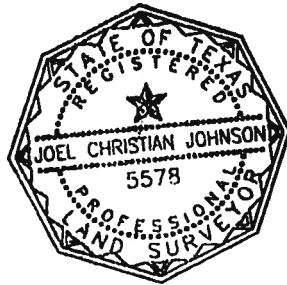


Z2018169

**THENCE** Along and with the curved West Right-of-Way line of said Crosswinds Way (to the left) having the following parameters: Radius = 743.00 feet, Arc Length = 314.26 feet, Chord Bearing S 11°25'33" W and a Chord Distance = 311.93 feet to a Mag Nail Found;

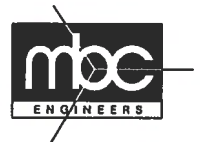
**THENCE** S 00°41'29" E a distance of 5.84 feet, along with the West line of said Crosswinds Way, to the **POINT OF BEGINNING** and containing 7.94 Acres of land, (345,841 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S. No.5578  
TBPLS FIRM REGISTRATION #10011700

32008-1674  
March 22, 2018



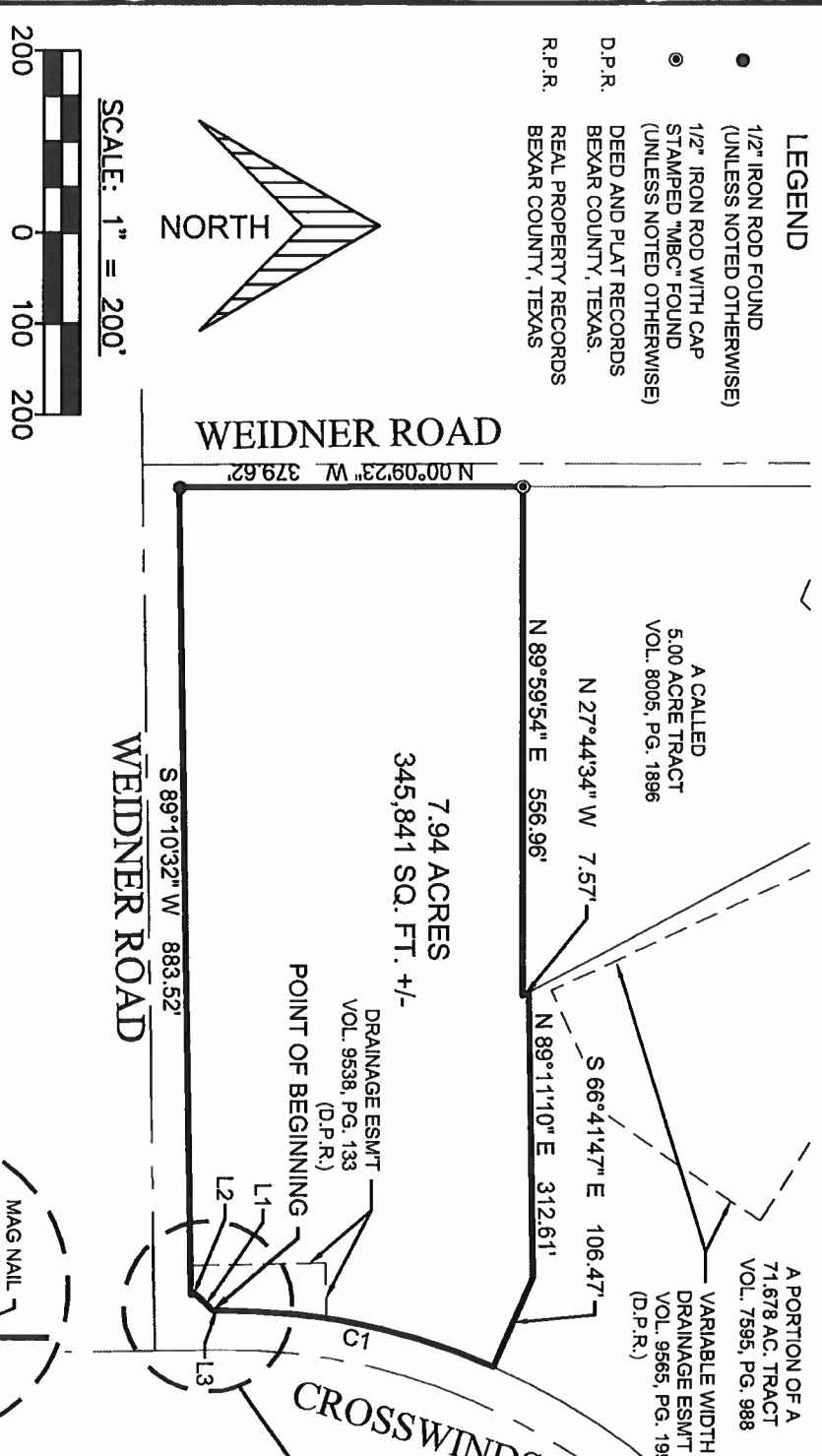
22018169

NOTE:  
 1. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO. NO IMPROVEMENTS SHOWN.  
 2. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.  
 3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE NAD 83.

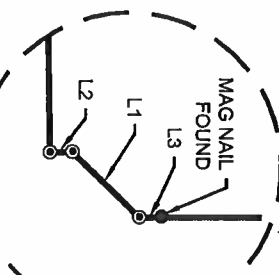
Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	314.26'	743.00'	24°14'03"	159.52'	S 11°25'33" W	311.93'

Line Table		
Line #	Bearing	Length
L1	S 44°06'13" W	25.45'
L2	S 00°58'12" E	6.08'
L3	S 00°41'29" E	5.84'

- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
  - 1/2" IRON ROD WITH CAP STAMPED "MBC" FOUND (UNLESS NOTED OTHERWISE)
  - D.P.R. DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.
  - R.P.R. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS



**ZONING EXHIBIT:**  
 BEING A 7.94 ACRE (345,841 SQUARE FEET +/-) TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 15911, BEXAR COUNTY, TEXAS, SAID 7.94 ACRE TRACT ALSO BEING OUT OF A CALLED 71.678 ACRE TRACT OF LAND AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 7595, PAGE 988, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



**ENGINEERS**

**mbc**

1035 Central Parkway North  
 San Antonio, Texas 78232  
 (210) 545-1122 FAX (210) 545-9302  
 FIRM REGISTRATION NUMBER:  
 T.B.P.E. F-794 & T.B.P.L.S. 10011700

STATE OF TEXAS  
 PROFESSIONAL LAND SURVEYOR  
 JOEL CHRISTIAN JOHNSON  
 5578

DESIGN	RAC
DRAWN	JJA
CHECKED	JCJ
DATE	2018-03-22
JOB NO.	32008-1674
PAGE	1 of 1