

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

A 20.93 ACRE (911,679 SQUARE FOOT) TRACT OF LAND SITUATED IN NEW CITY BLOCK 34362, AND BEING IN THE JAMES V. DIGNOWITY SURVEY, ABSTRACT 1040, SECTION NUMBER 260, BEXAR COUNTY, TEXAS AND BEING OUT OF A 27.000 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 17629, PAGE 1221, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 20.93 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a TxDot Brass Disc Found on the Easterly right of way line of F.M. Loop 1604 a Variable width public right of way, and marking the Northwesterly corner of said 27.000 Acre Tract;

**THENCE** departing the Easterly right of way line of said F.M. Loop 1604 along the Westerly boundary line of a 161.715 Acre Tract described in Warranty Deed recorded in Volume 6736, Page 1610, Official Public Records, Bexar County, Texas, the following calls:

N 89° 50' 21" E a distance of 556.19 feet, to a 1/2-inch Iron Rod Found at a point of curve to the right;

Along said curve to the right having the following Parameters: Radius = 245.00 feet, Arc Length = 430.07 feet, Chord Bearing = S 39° 54' 32" E and a Chord Distance of 376.94 feet to a 1/2-inch Iron Rod Found;

S 10° 26' 02" W a distance of 305.12 feet, to a 1/2-inch Iron Rod Found at a point of curve to the right;

Along said curve to the right having the following Parameters: Radius = 920.00 feet, Arc Length = 414.88 feet, Chord Bearing = S 23° 20' 34" W and a Chord Distance of 411.37 feet to a 1/2-inch Iron Rod Found;

S 36° 13' 20" W a distance of 291.57 feet to a 1/2-inch Iron Rod Found at a point of curve to the left;

Along said curve to the left having the following Parameters: Radius = 1550.00 feet, Arc Length = 62.58 feet, Chord Bearing = S 35° 07' 48" W and a Chord Distance of 62.57 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

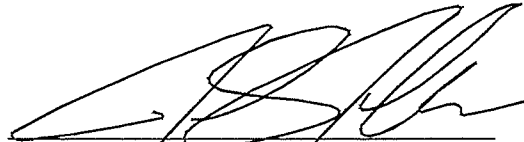
**THENCE** N 90° 00' 00" W a distance of 476.99 feet, across said 27.000 Acre Tract, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Easterly right of way line of said F.M. Loop 1604, and bearing N 00° 11' 38" W a distance of 743.08, from a TxDot Brass Disc Found;

**THENCE** N 00° 11' 38" W a distance of 410.37 feet, along the Easterly right of way line of said F.M. Loop 1604, to a TxDot Brass Disc Found;

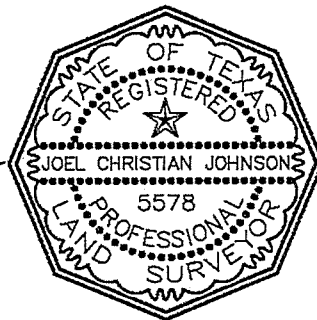
**THENCE** N 12° 12' 18" E a distance of 511.98 feet to a TxDot Brass Disc Found;

**THENCE** N 00° 13' 15" W a distance of 340.98 feet, continuing along the Easterly right of way line of said F.M. Loop 1604, to the **POINT OF BEGINNING** and containing 20.93 Acres more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

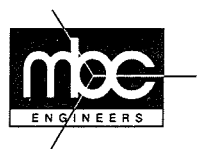
Note: A Zoning Exhibit that is made a part hereof and shall accompany this instrument.



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



Date: December 8, 2020  
Revised: April 8, 2021  
Job No: 32456-0670

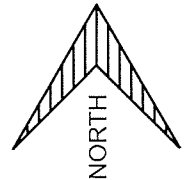


**LEGEND**

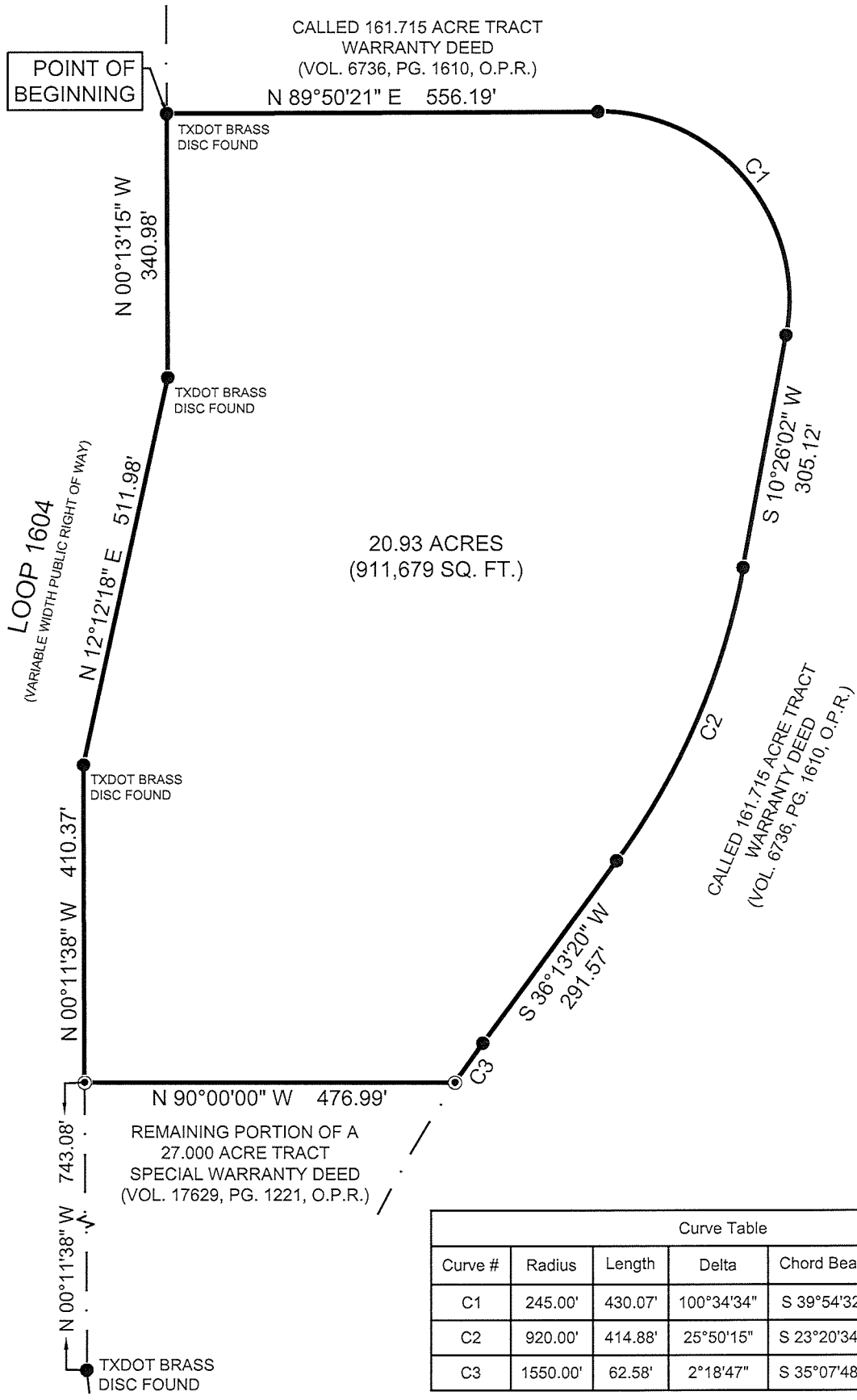
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND

**SURVEYORS NOTES:**

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. 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 OR EASEMENTS ARE SHOWN
3. THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.



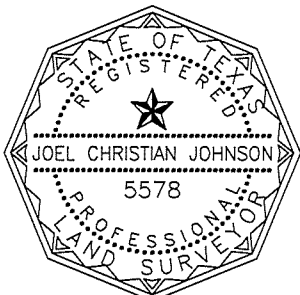
SCALE: 1" = 200'



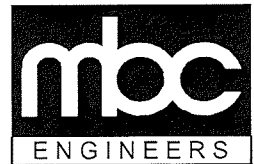
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	245.00'	430.07'	100°34'34"	S 39°54'32" E	376.94'
C2	920.00'	414.88'	25°50'15"	S 23°20'34" W	411.37'
C3	1550.00'	62.58'	2°18'47"	S 35°07'48" W	62.57'

**ZONING EXHIBIT OF**

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*[Signature]*  
 JOEL C. JOHNSON R.P.L.S. #5578



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 San Antonio, Texas 78232  
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 FIRM REGISTRATION NUMBER:  
 T.B.P.E. F-784 & T.B.P.L.S. 10011700  
 DATE: 12/08/2020  
 REVISED: 04-08-2021  
 JOB NO. 32456-0670  
 SHEET 1 OF 1