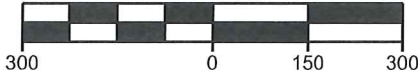


SCALE: 1" = 300'



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 MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

GEMBLER ROAD

(55' PUBLIC RIGHT OF WAY)

FOUND
MAG NAIL

POINT OF BEGINNING

N 89°37'59" E 20.22'
N 89°37'59" E 218.82'
N 04°02'46" E 95.19'

N 32°58'23" E 347.48'

N 12°26'19" W 69.01'

14.985 AC.
(652,755 SQ. FT.)

84.59 ACRE TRACT
WARRANTY DEED
(VOL. 15578, 1973, O.P.R.)

C1

N 20°09'54" W 349.76'

S 89°38'56" W 260.41'

N 37°13'16" W 75.00'

S 89°38'56" W 50.00'

LOT 20, BLOCK 2, N.C.B. 10578
SUMMER CITY SUBDIVISION
(VOL. 9649, PG. 57, D.P.R.)

S 00°21'04" E 650.29'

FOUND TXDOT
BRASS DISC

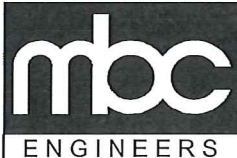
I.H. 10 EAST
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	785.00'	390.52'	28°30'13"	N 06°34'48" W	386.51'
C2	950.00'	204.85'	12°21'17"	N 13°50'57" E	204.45'
C3	415.00'	209.52'	28°55'37"	N 18°30'35" E	207.30'



[Signature]
JOEL CHRISTIAN JOHNSON R.P.L.S. NO. 5578

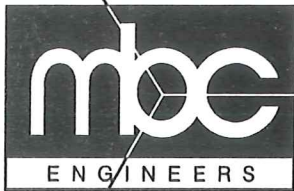


1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

ZONING EXHIBIT

BEING A 14.985 ACRE (652,755 SQUARE FOOT) TRACT OF LAND SITUATED IN THE GUILLERMA NUNEZ SURVEY, ABSTRACT 548, SECTION NUMBER 151, BEXAR COUNTY TEXAS BEING IN NEW CITY BLOCK 10578; AND BEING OUT OF A 84.59 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15578, PAGE 1973, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

DESIGN	_____
DRAWN	JC
CHECKED	JCJ
DATE	11-02-2017
JOB NO.	31789-1570
PAGE	1 of 1



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

BEING A 14.985 ACRE (652,755 SQUARE FOOT) TRACT OF LAND SITUATED IN THE GUILLERMA NUNEZ SURVEY, ABSTRACT 548, SECTION NUMBER 151, BEXAR COUNTY TEXAS; BEING IN NEW CITY BLOCK 10578; AND BEING OUT OF A 84.59 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 15578, PAGE 1973, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 14.985 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod Found on the Southerly right of way line of Gembler Road, a 55 foot public right of way, and being the Northeasterly corner of said 84.59 Acre Tract;

THENCE S 00° 21' 04" E a distance of 1619.05 feet, along the Easterly boundary line of said 84.59 Acre Tract, to a Point;

THENCE departing the Easterly boundary line of said 84.59 Acre Tract, the following calls across said 84.59 Acre Tract:

S 89° 38' 56" W a distance of 50.00 feet to a Point;

N 37° 13' 16" W a distance of 75.00 feet to a Point;

S 89° 38' 56" W a distance of 260.41 feet to a Point;

N 20° 49' 54" W a distance of 349.76 feet to a Point of curve to the right;

Along said curve to the right having the following parameter: Radius=785.00 feet, Arc Length=390.52 feet, Chord Bearing = N 06° 34' 48" W and a Chord Distance of 386.51 feet, to a Point of curve to the right;

Along said curve to the right having the following parameter: Radius=950.00 feet, Arc Length=204.85 feet, Chord Bearing = N 13° 50' 57" E and a Chord Distance of 204.45 feet, to a Point;

N 12° 26' 19" W a distance of 69.01 feet to a Point;

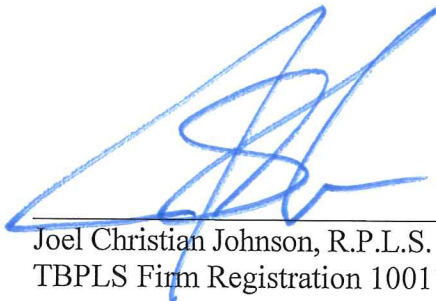
N 32° 58' 23" E a distance of 347.48 feet to Point of curve to the left;

Along said curve to the left having the following parameter: Radius=415.00 feet, Arc Length=209.52 feet, Chord Bearing = N 18° 30' 35" E and a Chord Distance of 207.30 feet, to a Point;

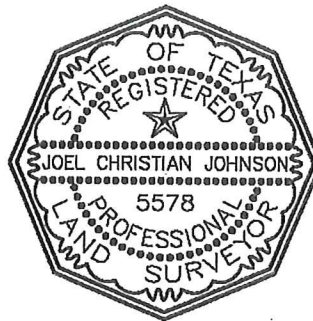
N 04° 02' 46" E a distance of 95.19 feet to a Point on the Southerly right of way of said Gembler Road, being N 89° 37' 59" E a distance of 20.22 feet from a Mag Nail Found;

THENCE N 89° 37' 59" E a distance of 218.82 feet along the Southerly right of way line of said Gembler Road to the **POINT OF BEGINNING** and containing 14.985 Acres 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.



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



Date: November 2, 2017
Job No: 31789-1570