

Z2018189



**ZONING NOTES  
FOR  
A 20.92 ACRE TRACT OF LAND**

A **20.92 acre** tract of land, being a portion of the 24.456 acre tract, called Tract 2, as conveyed to the City of Windcrest Economic Development Corporation of record in Volume 13109, Page 1236 of the Official Public Records of Bexar County, Texas, out of the William Winford Survey No. 326, Abstract No. 798, County Block 5051 and the Gertrude Rodriguez Survey No. 132, Abstract No. 610, County Block 5077, being in New City Block (N.C.B.) 15894, in the City of San Antonio, Bexar County, Texas more particularly described by metes and bounds as follows:

**BEGINNING:** At a point on the west right-of-way line of Walzem Rd (F.M. 1976), a variable width right-of-way, for the southeast corner of Lot 1, Block 4, N.C.B. 16927 of the Walzem Self Storage Addition, a plat of record in Volume 9959 Page 29 of the Deed and Plat Records of Bexar County, Texas as conveyed to Sovran Acquisition Limited Partnership of record in Volume 16676 Page 28 of Official Public Records of Bexar County, Texas, for the northeast corner of the 24.456 acre tract and the tract described herein;

**THENCE:** Along and with the west right-of-way line of Walzem Rd, the east line of the 24.456 acre tract, the following two (2) courses:

1. **S 36°51'56" E**, a distance of **246.87 feet** to a point, for a point of curvature to the right of the tract described herein, and
2. with the curve to the **right** having an arc of **706.27 feet**, a radius of **1213.24 feet**, a delta of **33°21'13"** and a chord bears **S 20°11'19"E**, a distance of **696.34 feet** to a point, for an easterly southeast corner of the tract described herein;

**THENCE:** Into and across the 24.456 acre tract, the following six (6) courses:

1. **N 84°42'22" W**, a distance of **106.20 feet** to a point, for an interior corner of the tract described herein,
2. **S 02°48'28" E**, a distance of **60.48 feet** to a point, for an exterior corner of the tract described herein,
3. **N 84°42'22" W**, a distance of **126.94 feet** to a point, for an angle point of the tract described herein,
4. **N 85°04'48" W**, a distance of **18.56 feet** to a point, for an angle point of the tract described herein,

Z2018189

5. **S 88°22'38" W**, a distance of **283.74 feet** to a point, for an interior corner of the tract described herein, and
6. **S 08°07'49" W**, a distance of **256.55 feet** to a point in the north right-of-way line of Eisenhour Rd, a 120' right-of-way of record in Volume 9524, Pages 1-8 of the Deed and Plat Records of Bexar County, Texas and the southerly line of the 24.456 acre tract, for a southerly southeast corner of the tract described herein;

**THENCE:** with a non-tangent curve to the **left** having an arc of **606.95 feet**, a radius of **1832.08 feet**, a delta of **18°58'53"** and a chord bears **S 79°50'44"W**, a distance of **604.18 feet** to a point, for a reverse curve being the southeast corner of a 79.470 acre tract conveyed to the City of Windcrest Economic Development Corporation of record in Volume 13063, Page 1979 of the Official Public Records of Bexar County, Texas, for the southwest corner of the 24.456 acre tract and the tract described herein;

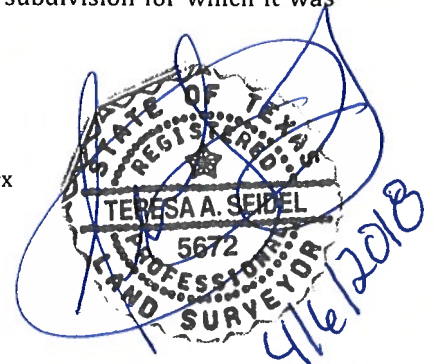
**THENCE:** Along and with the common line of the 79.470 acre tract and the 24.456 acre tract, the following three (3) courses:

1. with the curve to the **right** having an arc of **38.37 feet**, a radius of **25.00 feet**, a delta of **87°56'15"** and a chord bears **N 65°38'05"W**, a distance of **34.71 feet** to a point, for a point of tangency of the tract described herein,
2. **N 21°46'44" W**, a distance of **295.58 feet** to a point, for a point of curvature to the left of the tract described herein, and
3. with the curve to the **left** having an arc of **153.75 feet**, a radius of **460.00 feet**, a delta of **19°09'02"** and a chord bears **N 31°21'15"W**, a distance of **153.04 feet** to a point, for an interior corner of the 79.470 acre tract, the northwest corner of the 24.456 acre tract and the tract described herein;

**THENCE:** **N 49°54'35" E**, along and with the southeast line of the 79.470 acre tract, Lot 1, Block 4 and the northwest line of the 24.456 acre tract, a distance of **1300.33 feet** to the **POINT OF BEGINNING** and containing 20.92 acres in the City of San Antonio, Bexar County, Texas.

"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."

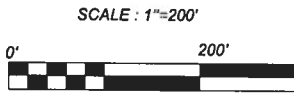
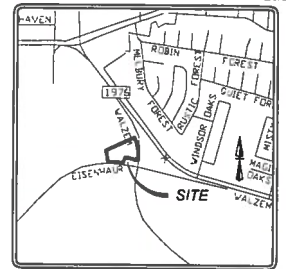
PREPARED BY: KFW Surveying  
JOB NO.: 18-039  
DATE: April 5, 2018  
DOC. ID: S:\Draw 2018\18-039 Walzem Rd\DOCS\ FN 20.92AC Zoning Exh.docx



**NOTES**  
 1. BEARINGS ARE BASED ON THE A 24.456 ACRE TRACT, CALLED TRACT 2, AS CONVEYED TO THE CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION OF RECORD IN VOLUME 13109, PAGE 1236 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

2. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.  
 3. 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.

**Z2018189**



Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	606.95'	1832.08'	18°58'53"	S79°50'44"W	604.18'
C2	38.37'	25.00'	87°56'15"	N65°38'05"W	34.71'
C3	153.75'	460.00'	19°09'02"	N31°21'15"W	153.04'
C4	706.27'	1213.24'	33°21'13"	S20°11'19"E	696.34'

LOT 1  
 BLOCK 4  
 N.C.B. 16927  
 WALZEM SELF STORAGE ADDITION  
 (VOLUME 9559 PAGE 29 D.P.R.)  
 OWNER: SOVRAN ACQUISITION LIMITED PARTNERSHIP  
 (VOLUME 16676 PAGE 28 O.P.R.)

ZONING C-3 CD

GERTRUDE RODRIGUEZ  
 SURVEY NO. 132,  
 ABSTRACT NO. 610,  
 COUNTY BLOCK 5077

WILLIAM WINFORD SURVEY NO. 326,  
 ABSTRACT NO. 798,  
 COUNTY BLOCK 5051

79.470 ACRE TRACT  
 (VOLUME 13063 PAGE 1979 O.P.R.)  
 OWNER: CITY OF WINDCREST  
 ECONOMIC DEVELOPMENT  
 CORPORATION

ZONING BP

N49° 54' 35"E 1300.33'

POINT OF BEGINNING

S36° 51' 56"E  
 246.87'

WALZEM RD. (F.M. 1976)  
 (VARIABLE WIDTH R.O.W.)

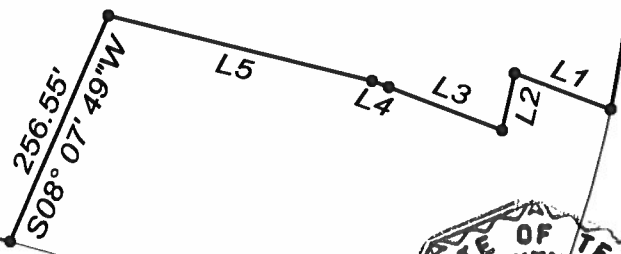
**20.92 ACRE TRACT**

24.456 ACRE TRACT  
 TRACT 2  
 (VOLUME 13109 PAGE 1236 O.P.R.)  
 OWNER: CITY OF WINDCREST  
 ECONOMIC DEVELOPMENT  
 CORPORATION

ZONING C-3

C3  
 N21° 46' 44"W  
 295.58'

OSTENSIBLE LOCATION OF ORIGINAL SURVEY LINE

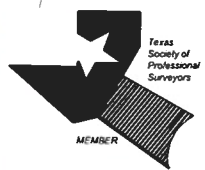


C1  
 EISENHOWER RD.  
 (120' R.O.W.)  
 (VOLUME 9524 PAGES 1-8 D.P.R.)

Line Table		
LINE #	LENGTH	DIRECTION
L1	106.20'	N84°42'22"W
L2	60.48'	S02°48'28"E
L3	126.94'	N84°42'22"W
L4	18.56'	N85°04'48"W
L5	283.74'	S88°22'38"W



TERESA A. SEIDEL  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
 EMAIL: TSEIDEL@KFWENGINEERS.COM  
 DATE OF SURVEY: 04/05/2018  
 PROJECT NO.: 18-039



ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING 12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC 230 AUSTIN, TX 78753 PHONE 512-239-5263 FAX 512-239-5263



**ZONING EXHIBIT OF**  
 A 20.92 ACRE TRACT OF LAND, BEING A PORTION OF THE 24.456 ACRE TRACT, CALLED TRACT 2, AS CONVEYED TO THE CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION OF RECORD IN VOLUME 13109, PAGE 1236 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM WINFORD SURVEY NO. 326, ABSTRACT NO. 798, COUNTY BLOCK 5051 AND THE GERTRUDE RODRIGUEZ SURVEY NO. 132, ABSTRACT NO. 610, COUNTY BLOCK 5077, BEING IN NEW CITY BLOCK (N.C.B.) 15894, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

REVISIONS	ISSUE DATE
JOB NO 18-039	
DATE 04/05/2018	DESIGNER TAS
DRAWN RV	CHECKED TAS

SHEET: 1 OF 1

