

Field Notes for a Tract of Land
Containing 0.434 of an acre (18,893.35 square feet)

A 0.434 of an acre (18,893.35 square feet) tract of land in the City of San Antonio, Bexar County, Texas, being a portion out of Lot 30, New City Block 11714, as shown on Amending Plat of Lot 30, N.C.B. 11714, Blanco Heights Subdivision recorded in Volume 9515, Page 142 of the Official Public Records of Bexar County, Texas, said 0.434 of an acre (18,893.35 square feet) tract of land being more particularly described as follows:

Beginning: at a found ½” iron rod on the on the southwesterly right of way line of Lorene Lane, a variable-width right of way (55-foot minimum), being the southeast corner of said Lot 30, New City Block 11714, and the northeast corner of Lot 18, Block 3, New City Block 11714 as shown on plat of Blanco Heights Subdivision recorded in Volume 4600, Page 111 of the Official Public Records of Bexar County, Texas, said iron rod being the southeast corner of the herein described tract;

Thence, leaving the southwest right of way line of said Lorene Lane, with the south boundary of said Lot 30, New City Block 11714, and the north boundary of said Lot 18, Block 3, South 83 degrees 41 minutes 41 seconds West, a distance of 586.90 feet to a set ½” iron rod with an orange plastic cap stamped “MTR ENG” being the southwest corner of said Lot 30, New City Block 11714, and the northwest corner of said Lot 18, Block 3, said iron rod being the southwest corner of the herein described tract;

Thence, with the west boundary of said Lot 30, New City Block 11714, North 06 degrees 13 minutes 02 seconds West, a distance of 20.83 feet to a set ½” iron rod with an orange plastic cap stamped “MTR ENG”, being the northwest corner of the herein described tract;

Thence, leaving the west boundary, and over said Lot 30, New City Block 11714 the following four (4) courses:

North 83 degrees 48 minutes 33 seconds East, a distance of 366.59 feet to a set ½” iron rod with an orange plastic cap stamped “MTR ENG”, being an angle point in the herein described tract;

North 05 degrees 34 minutes 41 seconds West, a distance of 11.22 feet to a set ½” iron rod with an orange plastic cap stamped “MTR ENG”, being an angle point in the herein described tract, being a point of tangent curvature to the right;

Along the arc of said curve to the right, 42.25 feet, having a radius of 27.25 feet, a central angle of 88 degrees 50 minutes 15 seconds, and a chord bearing and distance of North 38 degrees 50 minutes 26 seconds East, 38.15 feet to a set mag nail in concrete, being a point of tangency;

North 83 degrees 27 minutes 32 seconds East, a distance of 148.90 feet to a set ½” iron rod with an orange plastic cap stamped “MTR ENG”, being an angle point in the herein described tract, being a point of non-tangent curvature to the left;

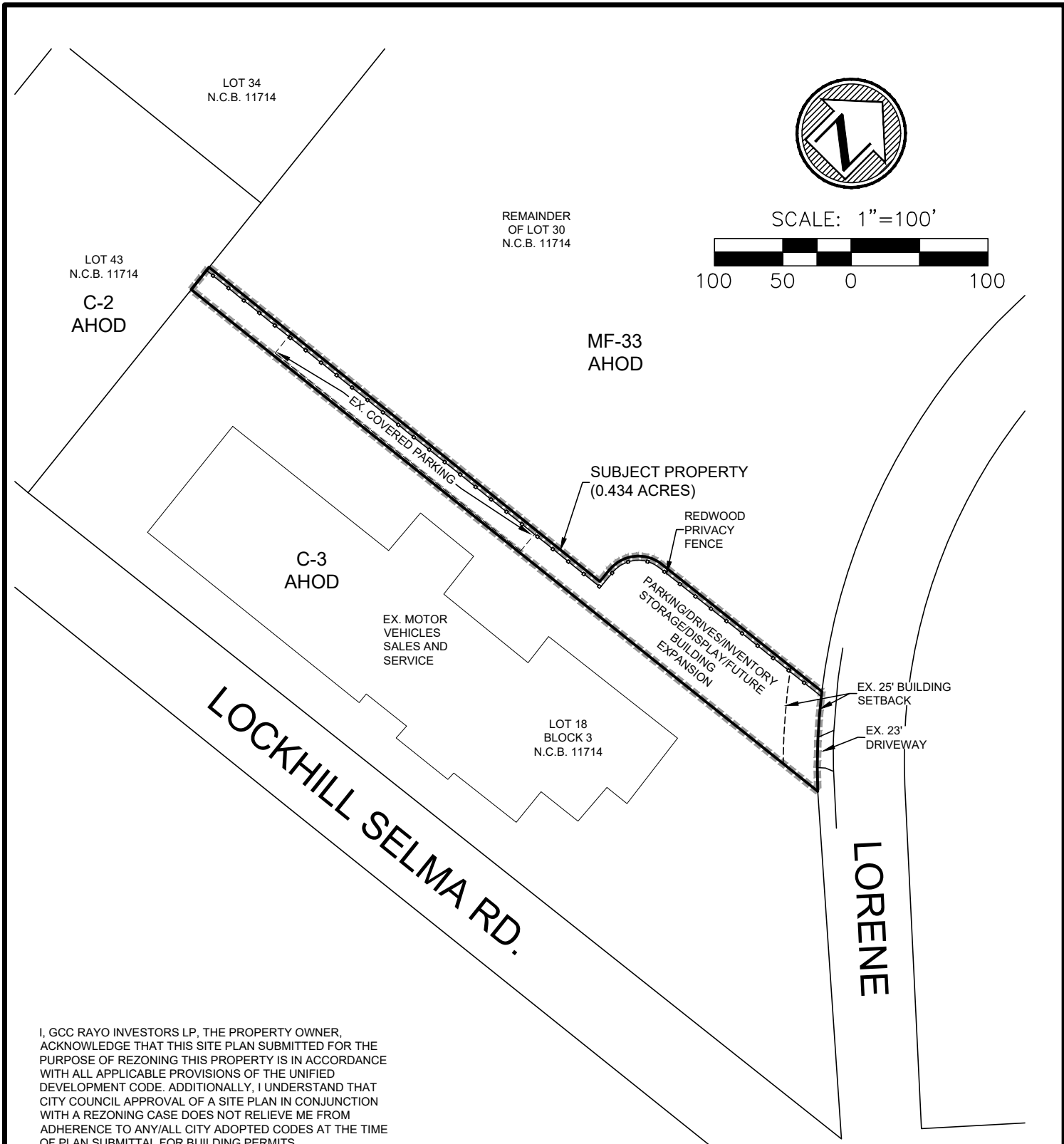
Thence, with the southwesterly right-of-way line of said Lorene Lane, along the arc of said curve to the left, 73.13 feet, having a radius of 468.30 feet, a central angle of 08 degrees 56 minutes 49 seconds, and a chord bearing and distance of South 42 degrees 39 minutes 13 seconds East, 73.05 feet to the **Point of Beginning**, containing 0.434 of an acre (18,893.35 square feet) of land.

Note: Basis of bearing was established from the State Plane Coordinate System, North American Datum of 1983, Texas South Central Zone. A boundary survey of even date was prepared for this description.



Stephanie L. James

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No. 5950
Date: 09-25-2018 Job No. 17090.01
Revised 10-03-2018



I, GCC RAYO INVESTORS LP, THE PROPERTY OWNER, ACKNOWLEDGE THAT THIS SITE PLAN SUBMITTED FOR THE PURPOSE OF REZONING THIS PROPERTY IS IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE. ADDITIONALLY, I UNDERSTAND THAT CITY COUNCIL APPROVAL OF A SITE PLAN IN CONJUNCTION WITH A REZONING CASE DOES NOT RELIEVE ME FROM ADHERENCE TO ANY/ALL CITY ADOPTED CODES AT THE TIME OF PLAN SUBMITTAL FOR BUILDING PERMITS.

Z2018193 / PA 18059

<u>CURRENT ZONING:</u>	MF-33 AHOD
<u>REQUESTED ZONING:</u>	C-2 CD AHOD WITH CONDITIONAL USE FOR MOTOR VEHICLE SALES AND SERVICE
<u>PROPERTY:</u>	0.434 AC (18,893 SF - SEE FIELD NOTES)
<u>IMPERVIOUS COVER:</u>	100% IMPERVIOUS COVER
<u>PARKING:</u>	PROVIDED PER UDC
<u>SETBACKS / BUFFERYARDS:</u>	SIDE SETBACK OF 10' WHERE ABUTTING "MF-33" / NO LANDSCAPE BUFFERYARD REQUIRED

ZONING SITE PLAN