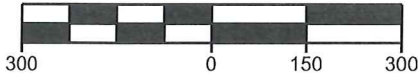


SCALE: 1" = 300'



**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.

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

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	245.00'	79.50'	18°35'30"	N 09°32'24" W	79.15'
C2	172.00'	47.20'	15°43'26"	N 10°58'26" W	47.05'
C3	170.00'	133.06'	44°50'44"	N 25°32'05" W	129.69'
C4	105.00'	28.16'	15°22'01"	N 40°16'26" W	28.08'
C5	415.00'	209.52'	28°55'37"	N 18°30'35" E	207.30'



JOEL CHRISTIAN JOHNSON

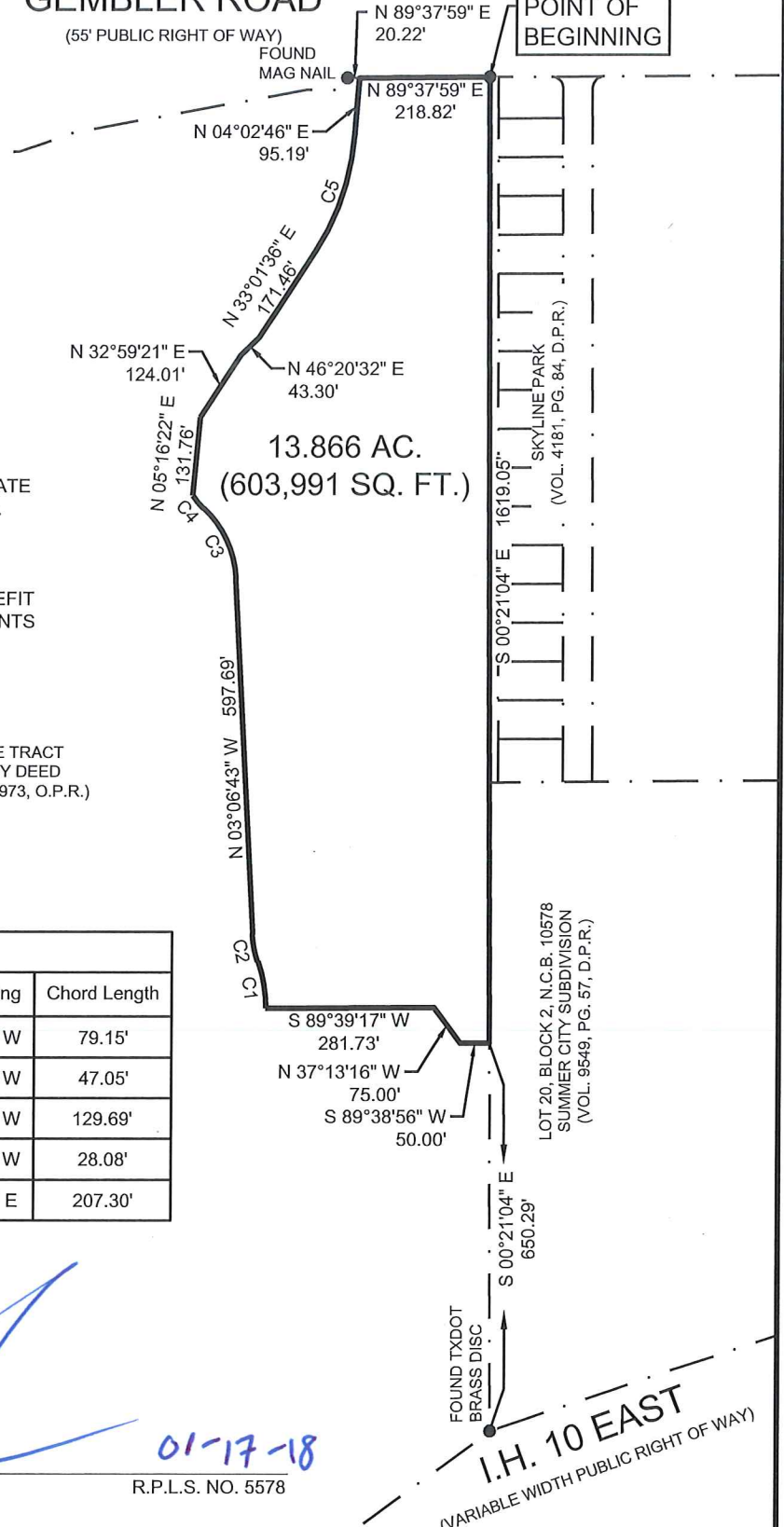
R.P.L.S. NO. 5578

01-17-18

**GEMBLER ROAD**

(55' PUBLIC RIGHT OF WAY)

POINT OF BEGINNING

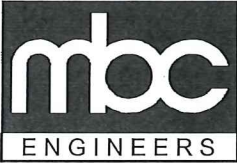


13.866 AC.  
(603,991 SQ. FT.)

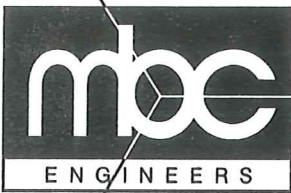
**ZONING EXHIBIT**

BEING A 13.866 ACRE (603,991 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	01-17-2018
JOB NO.	31789-1570
PAGE	1 of 1



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



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

BEING A 13.866 ACRE (603,991 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 13.866 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° 39' 17" W a distance of 281.73 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=245.00 feet, Arc Length=79.50 feet, Chord Bearing = N 09° 32' 24" W and a Chord Distance of 79.15 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=172.00 feet, Arc Length=47.20 feet, Chord Bearing = N 10° 58' 26" W and a Chord Distance of 47.05 feet, to a Point;

N 03° 06' 43" W a distance of 597.69 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=170.00 feet, Arc Length=133.06 feet, Chord Bearing = N 25° 32' 05" W and a Chord Distance of 129.69 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=105.00 feet, Arc Length=28.16 feet, Chord Bearing = N 40° 16' 26" W and a Chord Distance of 28.08.69 feet, to a Point;

N 05° 16' 22" E a distance of 131.76 feet to a Point;

N 32° 59' 21" E a distance of 124.01 feet to a Point;

N 46° 20' 32" E a distance of 43.30 feet to a Point;

N 33° 01' 36" E a distance of 171.46 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: 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;

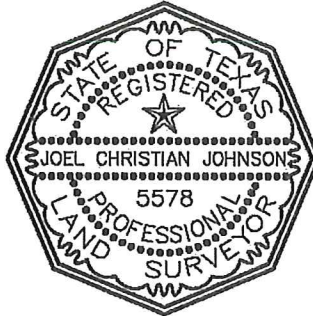
N 04° 02' 46" E a distance of 95.19 feet to a Point on the Southerly right of way of said Gembler Road, being N 89° 37' 59" E a distance of 20.22 feet from a Mag Nail Found;

**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 13.866 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: January 17, 2018

Job No: 31789-1570