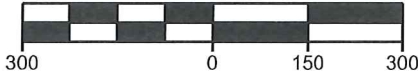


SCALE: 1" = 300'



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)

NOTES:

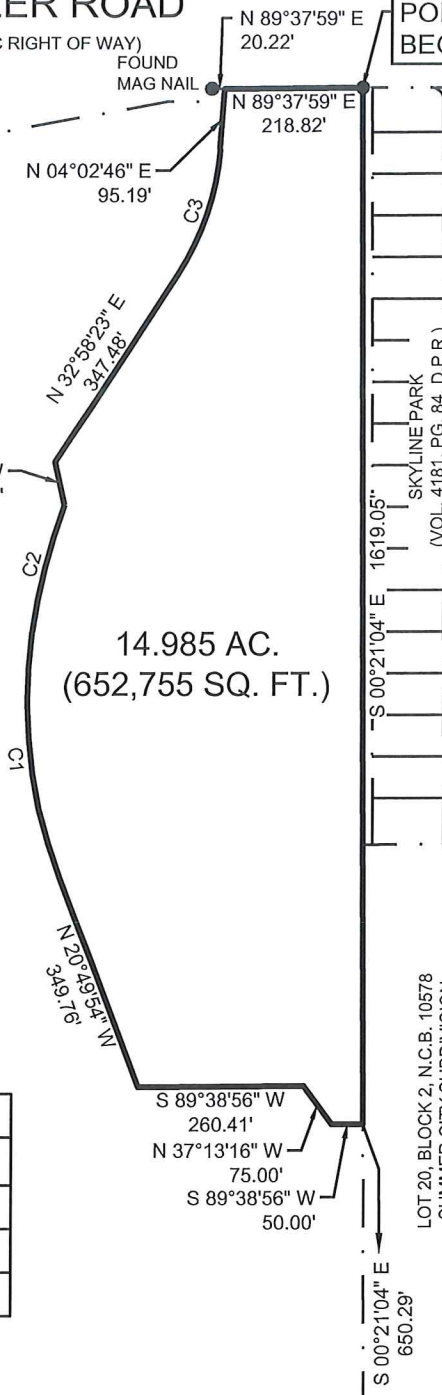
- 1) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.
- 2) ZONING EXHIBIT ONLY, IMPROVEMENTS NOT SHOWN
- 3) THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

GEMBLER ROAD

(55' PUBLIC RIGHT OF WAY)

FOUND
MAG NAIL

POINT OF BEGINNING



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

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

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

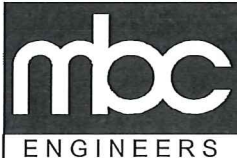
Curve Table

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

FOUND TXDOT
BRASS DISC
I.H. 10 EAST
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

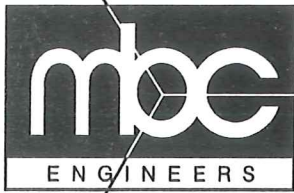


1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

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 Gemblor 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;

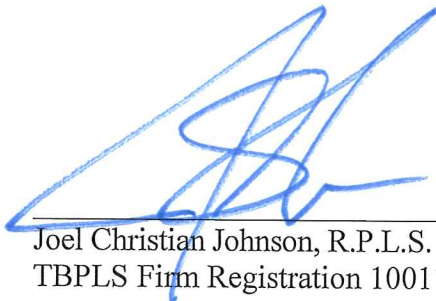
N 32° 58' 23" E a distance of 347.48 feet to Point of curve to the left;

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