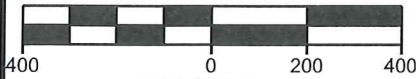


SCALE: 1" = 400'



**LEGEND**

● 1/2" IRON ROD FOUND (UNLESS NOTED)

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	100.00'	80.41'	46°04'22"	N 48°46'31" E	78.26'
C2	125.00'	49.31'	22°36'02"	N 14°26'18" E	48.99'
C3	227.00'	88.61'	22°21'57"	N 07°39'10" W	88.05'
C4	190.00'	52.14'	15°43'26"	N 10°58'26" W	51.98'
C5	152.00'	118.97'	44°50'44"	N 25°32'05" W	115.96'
C6	123.00'	2.64'	1°13'53"	N 47°20'30" W	2.64'
C7	950.00'	20.87'	1°15'32"	N 15°24'37" E	20.87'
C8	105.00'	12.03'	6°33'46"	S 44°40'34" E	12.02'
C9	170.00'	133.06'	44°50'44"	S 25°32'05" E	129.69'
C10	172.00'	47.20'	15°43'26"	S 10°58'26" E	47.05'
C11	245.00'	87.55'	20°28'25"	S 08°35'56" E	87.08'

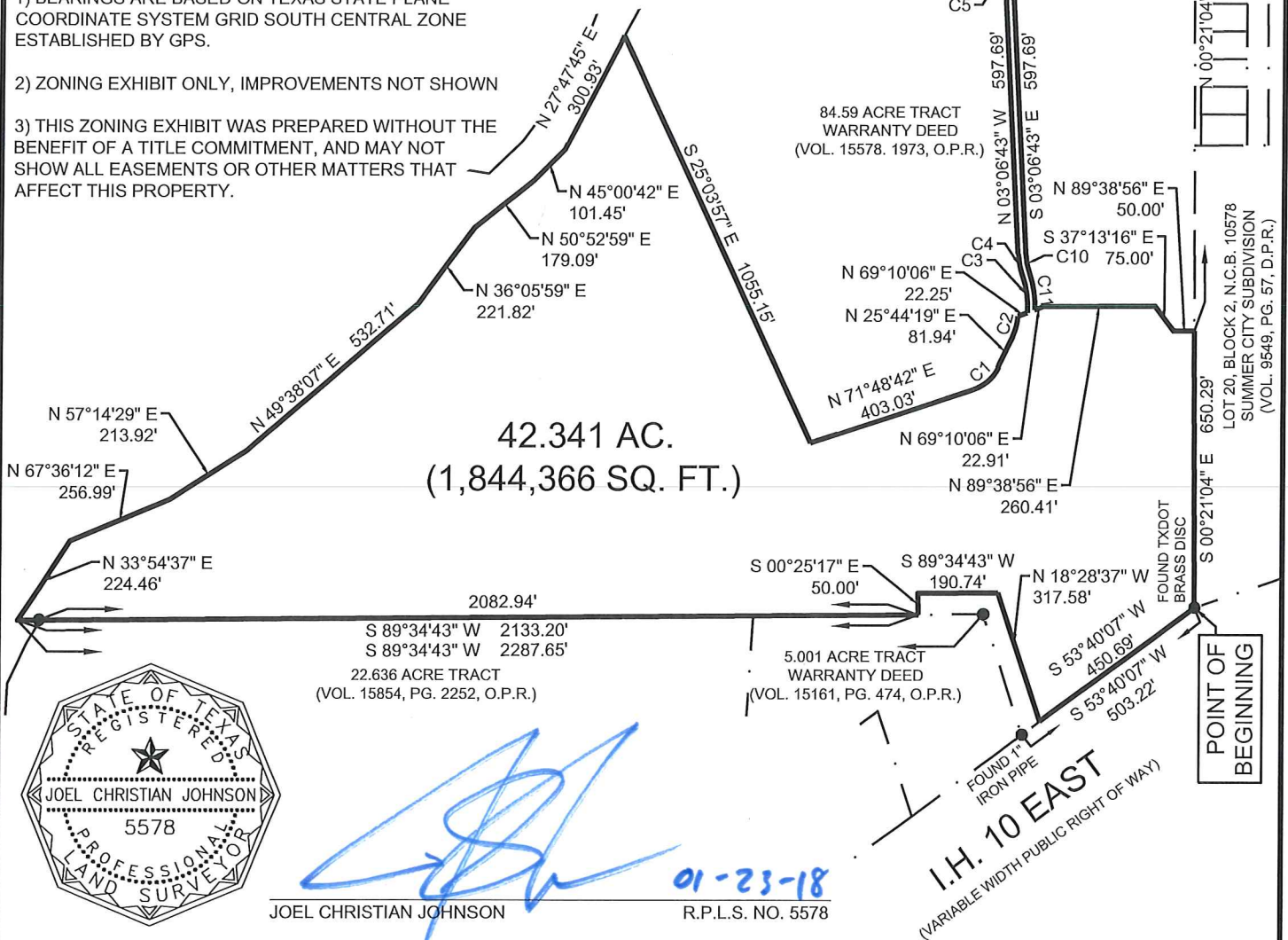
**GEMBLER ROAD**  
(55' PUBLIC RIGHT OF WAY)

**NOTES:**

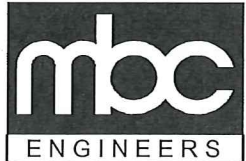
1) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE ESTABLISHED BY GPS.

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.



*[Signature]*  
 JOEL CHRISTIAN JOHNSON  
 R.P.L.S. NO. 5578  
 01-23-18

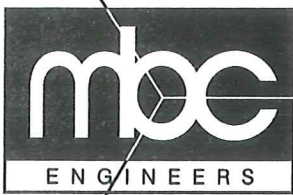


1035 Central Parkway North  
 San Antonio, Texas 78232  
 (210) 545-1122 FAX (210) 545-9302  
 FIRM REGISTRATION NUMBER:  
 T.B.P.E. F-784 & T.B.P.L.S. 10011700

**ZONING EXHIBIT**

BEING A 42.341 ACRE (1,844,366 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	01-23-2018
JOB NO.	31789-1570
PAGE	1 of 1



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

BEING A 42.341 ACRE (1,844,366 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 42.341 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a TXDOT Brass Disc Found on the Northwesterly right of way line of Interstate Highway 10 East, a variable width public right of way, and being the Southwesterly corner of Lot 20, Block 2, New City Block 10578, Summer City Subdivision, according to plat recorded in Volume 9549, Pages 56-57, Deed and Plat Records, Bexar County, Texas;

**THENCE** S 53° 40' 07" W a distance of 450.69 feet, along the Northwesterly right of way line of said Interstate Highway 10 East, feet to a Point on the Northwesterly right of way line of said Interstate Highway 10 East, and being N 53° 40' 07" E a distance of 52.53 feet from a 1-inch Iron Pipe Found Marking the Southeasterly corner of a 5.001 Acre Tract of land described in Warranty Deed recorded in Volume 15161, Page 474, Official Public Records, Bexar County, Texas;

**THENCE** N 18° 28' 37" W a distance of 317.58 feet, departing the Northwesterly right of way line of said Interstate Highway 10 East, across said 84.59 Acre Tract, to a Point;

**THENCE** S 89° 34' 43" W a distance of 190.74 feet, to a Point;

**THENCE** S 00° 25' 17" E a distance of 50.00 feet, to a Point on the Southerly boundary line of said 84.59 Acre Tract, and being N 89° 34' 43" E a distance of 154.45 feet from a 1/2-inch Iron Rod Found marking the Northeasterly corner of said 5.001 Acre Tract;

**THENCE** along the Southerly boundary line of said 84.59 Acre Tract, S 89° 34' 43" W passing at a distance of 2082.94 feet a 1/2-Inch Iron Rod Found, a total distance of 2133.20 feet to a Point being the Southwesterly corner of said 84.59 Acre Tract;

**THENCE** the following calls following the Easterly boundary line of said 84.59 Acre Tract;

N 33° 54' 37" E a distance of 224.46 feet to a Point;

N 67° 36' 12" E a distance of 256.99 feet to a Point;

N 57° 14' 29" E a distance of 213.92 feet to a Point;

N 49° 38' 07" E a distance of 532.71 feet to a Point;

N 36° 05' 59" E a distance of 221.82 feet to a Point;

N 50° 52' 59" E a distance of 179.09 feet to a Point;



N 45° 00' 42" E a distance of 101.45 feet to a Point;

N 27° 47' 45" E a distance of 300.93 feet to a Point;

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

S 25° 03' 57" E a distance of 1055.15 feet to a Point;

N 71° 48' 42" E a distance of 403.03 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=100.00 feet, Arc Length=80.41 feet, Chord Bearing = N 48° 46' 31" E and a Chord Distance of 78.26 feet, to a Point;

N 25° 44' 19" E a distance of 81.94 feet to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=125.00 feet, Arc Length=49.31 feet, Chord Bearing = N 14° 26' 18" E and a Chord Distance of 48.99 feet, to a Point;

N 69° 10' 06" E a distance of 22.25 feet to Point of curve to the left;

Along said curve to the left having the following parameters: Radius=227.00 feet, Arc Length=88.61 feet, Chord Bearing = N 07° 39' 10" W and a Chord Distance of 88.05 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=190.00 feet, Arc Length=52.14 feet, Chord Bearing = N 10° 58' 26" W and a Chord Distance of 51.98 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=152.00 feet, Arc Length=118.97 feet, Chord Bearing = N 25° 32' 05" W and a Chord Distance of 115.96 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=123.00 feet, Arc Length=2.64 feet, Chord Bearing = N 47° 20' 30" W and a Chord Distance of 2.64 feet, to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=950.00 feet, Arc Length=20.87 feet, Chord Bearing = N 15° 24' 37" E and a Chord Distance of 20.87 feet, to a Point of curve to the left;

Along said curve to the left having the following parameters: Radius=105.00 feet, Arc Length=12.03 feet, Chord Bearing = S 44° 40' 34" E and a Chord Distance of 12.02 feet, to a Point of curve to the right;

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

S 03° 06' 43" E 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=172.00 feet, Arc Length=47.20 feet, Chord Bearing = S 10° 58' 26" E and a Chord Distance of 47.05 feet, to a Point of curve to the right;

Along said curve to the right having the following parameters: Radius=245.00 feet, Arc Length=87.55 feet, Chord Bearing = S 08° 35' 56" E and a Chord Distance of 87.08 feet, to a Point;

N 69° 10' 06" E a distance of 22.91 feet to a Point;


N 89° 38' 56" E a distance of 260.41 feet to a Point;

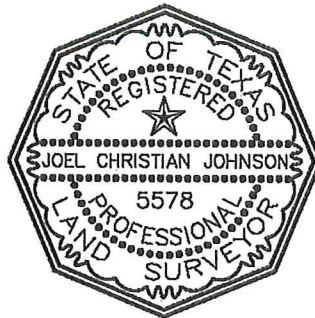
S 37° 13' 16" E a distance of 75.00 feet to a Point;

N 89° 38' 56" E a distance of 50.00 feet to a Point on the Easterly boundary line of said 84.59 Acre Tract, being S 00° 21' 04" W a distance of 1619.06 feet from a 1/2-Inch Iron Rod Found marking the Northeasterly corner of said 84.59 Acre Tract;

**THENCE** S 00° 21' 04" E a distance of 650.29 feet to the **POINT OF BEGINNING** and containing 42.341 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.

  
01/23/18  
Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700



January 23, 2018  
Job No: 31789-1570