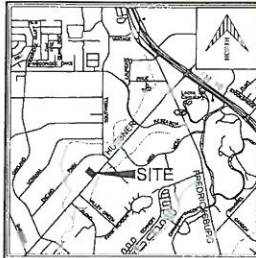


22016036

22016036



LOCATION MAP NOT TO SCALE

EXHIBIT "A"
LEGAL DESCRIPTION FOR 9617 HUEBNER ROAD

A tract of land containing 1.728 Acres of land and being the remaining portion of Lot 15, Block 2, New City Block 14702, Oakland Estates Subdivision recorded in Volume 980, Page 281A of the Deed and Plat Records of Bexar County, Texas and this 1.728 Acre Tract of land being more particularly described as follows:
Beginning at an iron pin found on the new north right of way line of Huebner Road at the east line of said Lot 15, for the southeast corner of the herein described tract, and said point bears S 40° 54' 15" W, 1196.33 feet from the west right of way line of Southwell Road;
THENCE: S 40° 54' 15" W, 200.00 feet along the new north right of way line of Huebner Road, to an iron pin found at the south line of said Lot 15, for the southwest corner of the herein described tract;
THENCE: N 49° 00' 00" W, 376.64 feet leaving the north right of way line of Huebner Road and along the west line of said Lot 15 with fence line, to a 2" iron pipe found at a fence corner post, being the northwest corner of said Lot 15 and of the herein described tract;
THENCE: N 41° 00' 01" E, 200.00 feet along the north line of said Lot 15 with fence line, to an iron pin found at a fence corner post, being the northeast corner of said Lot 15 and of the herein described tract;
THENCE: S 49° 00' 00" E, 376.31 feet along the east line of said Lot 15 with fence line, to the Point of Beginning and containing 1.728 Acres of land.

EXHIBIT "B"
LEGAL DESCRIPTION FOR
AREA TO BE REZONED (C2-CONDITIONAL USE)

Being 0.233 Acres of land out of the remaining portion of Lot 15, Block 2, New City Block 14702, Oakland Estates Subdivision recorded in Volume 980, Page 281A of the Deed and Plat Records of Bexar County, Texas and being more particularly described as follows:
Commencing at a 1/2" iron rod found for the most northeasterly corner of Lot 15, said corner being the common lot corner to Lot 50, Block 2, New City Block 14702, Parcel Establishing Oakland Estates 305 Subdivision, as recorded in Volume 9567, Page 179, Deed and Plat Records of Bexar County, Texas;
THENCE: Along and with the common lot line to Lots 15 and 50, Block 2, New City Block 14702, S 49° 00' 00" E, 67.04 feet to a calculated point for a corner;
THENCE: Departing from said common lot line to Lots 15 and 50, S 41° 00' 00" W, 29.72 feet to a calculated point for the POINT OF BEGINNING of the herein described tract;
THENCE: S 49° 00' 00" E, 90.00 feet to a calculated point for a corner;
THENCE: S 41° 00' 00" W, 113.00 feet to a calculated point for a corner;
THENCE: N 49° 00' 00" W, 90.00 feet to a calculated point for a corner;
THENCE: N 41° 00' 00" E, 113.00 feet to the Point of Beginning and containing 0.233 Acres of land.



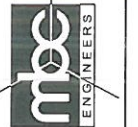
SCALE: 1" = 20'



PRIMARY CONTACT:
TONY PENA

MAGINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Expressway, North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. #78 & T.B.P.L.S. 10011700

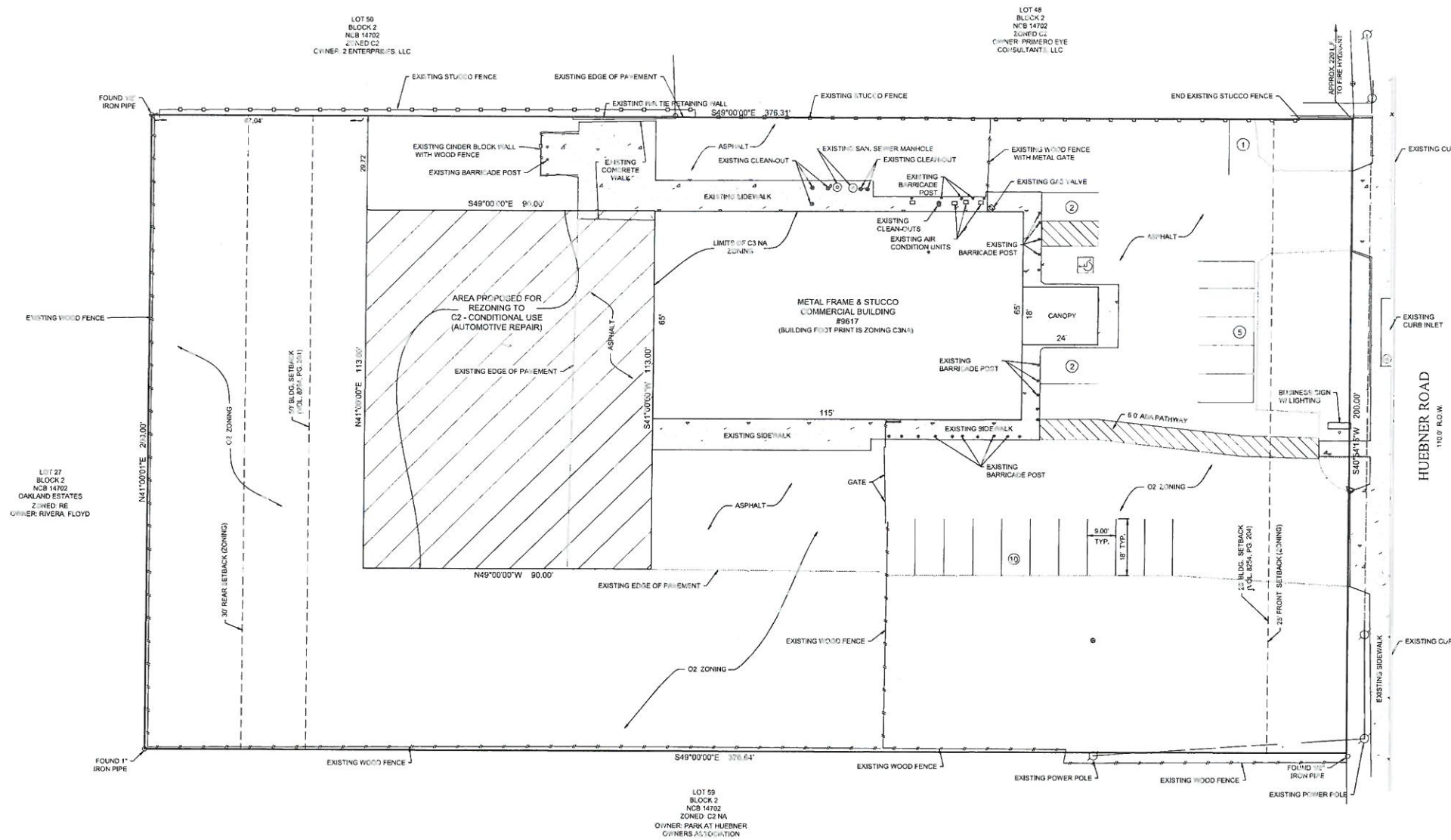


BLACKJACK SPEEDSHOP REZONING
9617 HUEBNER ROAD
SAN ANTONIO, TEXAS
ZONING EXHIBIT

SITE INFORMATION

- 1. LEGAL DESCRIPTION: 1.728 ACRES OF LAND BEING THE REMAINING PORTION OF LOT 15, BLOCK 2, NEW CITY BLOCK 14702, OAKLAND ESTATES SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 281A, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- 2. TOTAL ACREAGE = 1.728
- 3. TOTAL LOT(S) = 1.0
- 4. IMPERVIOUS COVER = 0.706 / 33,323.4 (44.27%) ACRES/SQ FT.
- 5. TOTAL AREA OF PAVED SURFACES = 0.52 / 24,410 ACRES/SQ FT.
- 6. USES - EXISTING: AUTOMOTIVE LIGHT TRUCK SERVICE & REPAIR
- 7. PARKING: EXISTING: 20 SPACES
19 REGULAR / 1 ADA
- 8. CITY COUNCIL DISTRICT: 8

I, TIMOTHY THEODORE DUNCAN, 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.



DATE: 11/11/2015 11:11 AM User: C:\Users\tony\Documents\Projects\Blackjack Speedshop\Exhibit A.dwg Plotting: 11/11/2015 11:11 AM Plot File: P:\11/2015\11/11/2015_11:11 AM.dwg

REVISIONS	DATE	DESCRIPTION	BY

PLAT ID#	
DATE	11/11/2015
CHECKED	TP
DRAWN	RT
CHECKED	
DATE	11/11/2015
JOB NO.	31351-1073
SHEET	1 OF 1