

22018034

ZONING EXHIBIT OF
12.46 ACRES OUT OF THE
JOSE ALEMEDA SURVEY No. 81, ABSTRACT 26
AND OUT OF A CALLED 14.869 ACRE TRACT
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DESCRIPTION of a 12.46 acre tract of land situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being out of the Jose Alameda Survey No. 81, Abstract 26, New City Block 18006, and being out of a called 14.869 acre tract of land conveyed unto Petro-Steel Development Corporation by Warranty Deed executed May 4th, 1987 and recorded in Volume 4210, Page 226, Real Property Records of said county and state. In all said 12.46 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found on the southwest right of way line of State Highway 16 (Bandera Road, a variable width right of way), at the common northwest corner of a 1.166 acre tract conveyed unto John H. Wood, Jr. by Special Warranty Deed executed May 31, 2011 and recorded in Volume 14986, Page 1685, said Real Property Records, and at the east corner of said 14.869 acre tract for the east corner and POINT OF BEGINNING of this tract,

THENCE, along the west line of said 1.166 acre tract and the west line of Lot 2, Block 1, New City Block 19080, CAMINO BANDERA SUBDIVISION UNIT 7, recorded in Volume 9509, Page 113, Deed and Plat Records of said county and state, South 00° 07' 56" East, 444.37 feet to a 1/2" iron rod found at the northeast corner of Lot 43, Block 11, New City Block 19078, BRAUN OAKS UNIT 5, recorded in Volume 9536, Page 152, said Deed and Plat Records for the southeast corner of said called 14.869 acre tract and this tract,

THENCE, along the north line of said Block 11, BRAUN OAKS UNIT 5, South 89° 48' 56" West (bearing basis said Volume 4210, Page 226), 145.00 feet to a 1/2" iron rod found at the beginning of a tangent curve to the left having a radius of 945.00 feet and a chord bearing and distance of South 79° 56' 40" West, 324.01 feet,

THENCE, along the arc of said curve through a central angle of 19° 44' 32" and an arc distance of 325.62 feet to a concrete nail in fence post found at the common east corner of Lot 67 and the north corner of Lot 49, both in Block 11, said BRAUN OAKS UNIT 5 for the southwest corner of said called 14.869 acre tract and this tract,

THENCE, along the northeast line of said Block 11, BRAUN OAKS UNIT 5, Block 11, New City Block 18235, BRAUN OAKS SUBDIVISION, UNIT 6, recorded in Volume 9530, Page 60, said Deed and Plat Records; Block 11, New City Block 18235, BRAUN OAKS SUBDIVISION, UNIT 7, recorded in Volume 9579, Page 215, said Deed and Plat Records; and Lot 81, Block 11, New City Block 18235, BRAUN OAKS SWIM CLUB, recorded in Volume 9514, Page 20, said Deed and Plat Records, North 29° 09' 55" West, 849.07 feet to a 1/2" iron rod found at the beginning of a non-tangent curve to the left whose radius point bears South 60° 48' 39" West, 1,025.00 feet and whose chord bearing and distance is North 37° 02' 26" West, 280.04 feet,

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ZONING EXHIBIT CONTINUED

THENCE, continuing along the northeast line of said Lot 81, the southwest line of said called 14.869 acre tract, and with the arc of said curve through a central angle of 15° 42' 10" and an arc distance of 280.92 feet to a ½" iron rod found on the southeast right of way of Tezel Road (an 86.00 foot wide public right of way) recorded in Volume 9514, Page 22, said Deed and Plat Records, being the western most corner of this tract, same also being on a curve concave to the southeast and whose radius point bears South 64° 21' 27" East, 657.00 feet and whose chord bearing and distance is North 31° 08' 28" East, 125.91 feet;

THENCE, along the southeast right of way line of said Tezel Road and with an arc of said curve through a central angle of 10° 59' 49" and an arc distance of 126.10 feet to a ½" iron rod set with orange plastic cap marked "MLS CO, RPLS 4612" at the west corner of Lot 1, Block 12, New City Block 18235, STORE NO. 10217, recorded in Volume 9652, Page 20, said Deed and Plat Records for the northwest corner of this tract,

THENCE, along the southwest line of said Lot 1, Block 12, New City Block 18235, South 43° 05' 14" East, 361.94 feet to a point for an interior corner of this tract,

THENCE, along the southeast line of said LOT 1, Block 12, New City Block 18235, North 46° 54' 46" East, 251.37 feet to a point on the common southwest right of way line of said State Highway 16 and northeast line of said called 14.869 acre tract for the northeast corner of this tract,

THENCE, along said southwest right of way line and northeast line of said called 14.869 acre tract the following three courses:

South 45° 07' 04" East, 274.57 feet to a TXDOT monument found,
South 49° 40' 15" East, 307.09 feet to a TXDOT monument found,
and South 54° 30' 26" East, 148.47 feet to the POINT OF BEGINNING.

CONTAINING in all 12.46 Acres or 542,670 square feet, more or less. Described from a survey of the remainder of said called 14.869 acre tract, dated May 21, 2012 as well as from current descriptions and plats of adjacent properties and is not suitable for a conveyance or transfer of real property; found or set monuments indicated are from the 2012 survey; page 3 of 3 contains the graphic description of the area described above.



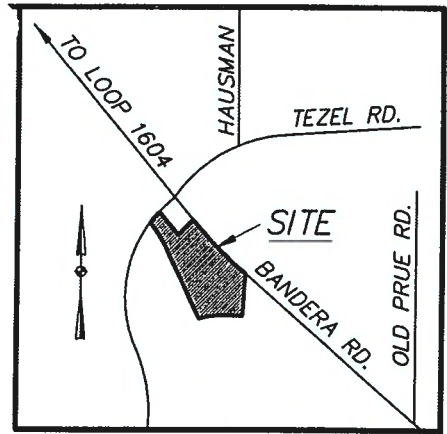
MAVERICK LAND SURVEYING COMPANY

Jacob W. Oder

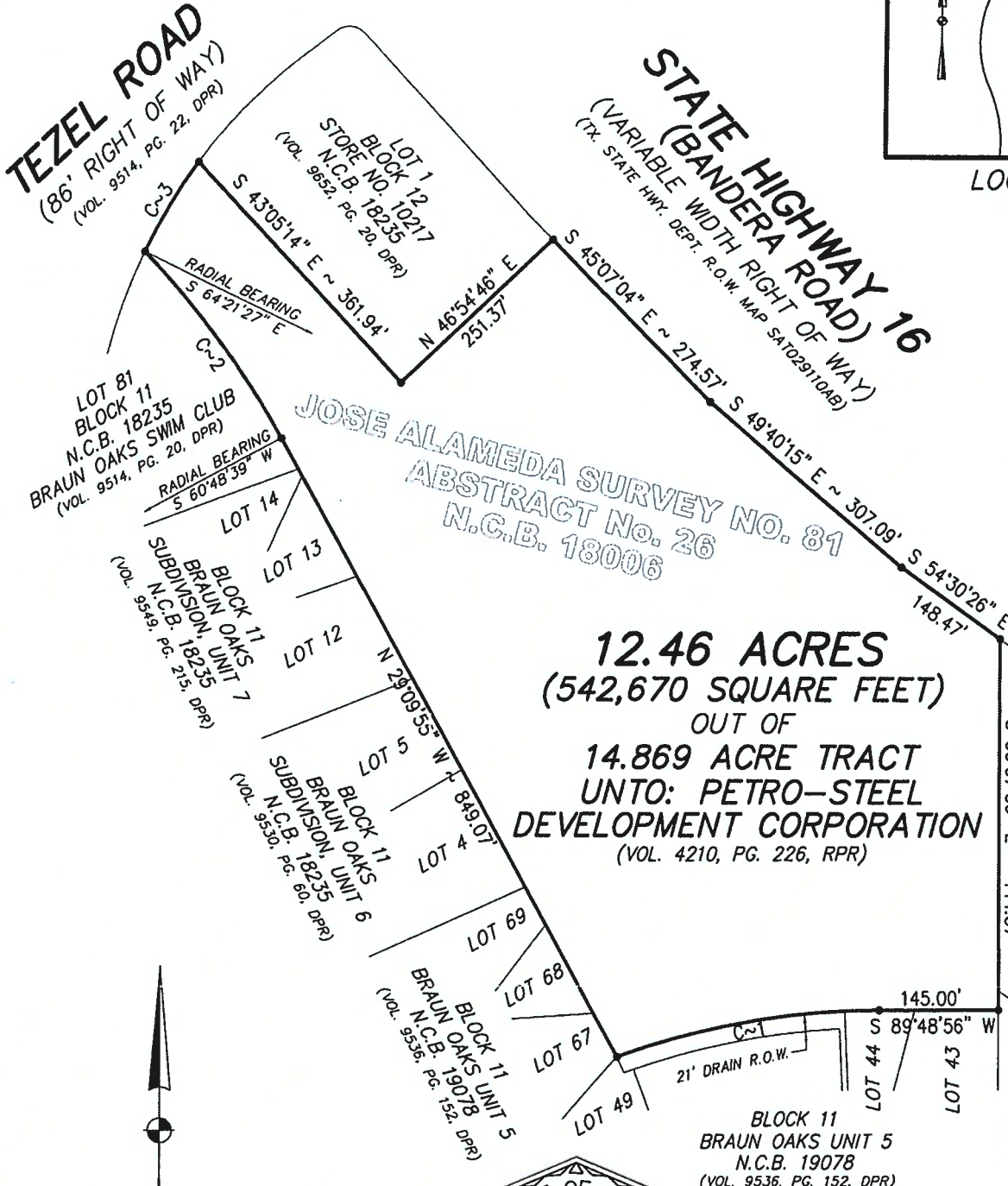
Jacob W. Oder, TX R.P.L.S. No. 5846

CURVE DATA: **Z2018034**

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG. & DIST.
C~1	945.00'	325.62'	19°44'32"	S 79°56'40" W ~ 324.01'
C~2	1025.00'	280.92'	15°42'10"	N 37°02'26" W ~ 280.04'
C~3	657.00'	126.10'	10°59'49"	N 31°08'28" E ~ 125.91'



LOCATION MAP
(NOT TO SCALE)



12.46 ACRES
(542,670 SQUARE FEET)
 OUT OF
14.869 ACRE TRACT
UNTO: PETRO-STEEL
DEVELOPMENT CORPORATION
 (VOL. 4210, PG. 226, RPR)

1.166 ACRE TRACT
 UNTO: JOHN H.
 WOOD, JR. CHARTER
 DISTRICT FOUNDATION
 (VOL. 14986, PG. 1685, RPR)

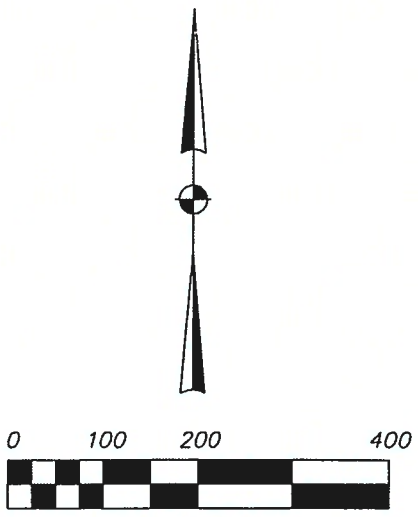
LOT 2, BLOCK 1
 N.C.B. 19080
 CAMINO BANDERA
 SUBDIVISION UNIT-7
 (VOL. 9509, PG. 113, DPR)

BLOCK 11
 BRAUN OAKS UNIT 5
 N.C.B. 19078
 (VOL. 9536, PG. 152, DPR)



Jacob W. Oder

ZONING EXHIBIT



GRAPHIC SCALE
 SCALE: 1" = 200'

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 TBPLS FIRM No. 10132700
 MLS JOB No.: 46990-02
 DATE: 11-02-17