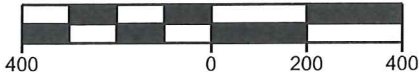


SCALE: 1" = 400'



**LEGEND**

● 1/2" IRON ROD FOUND (UNLESS NOTED)

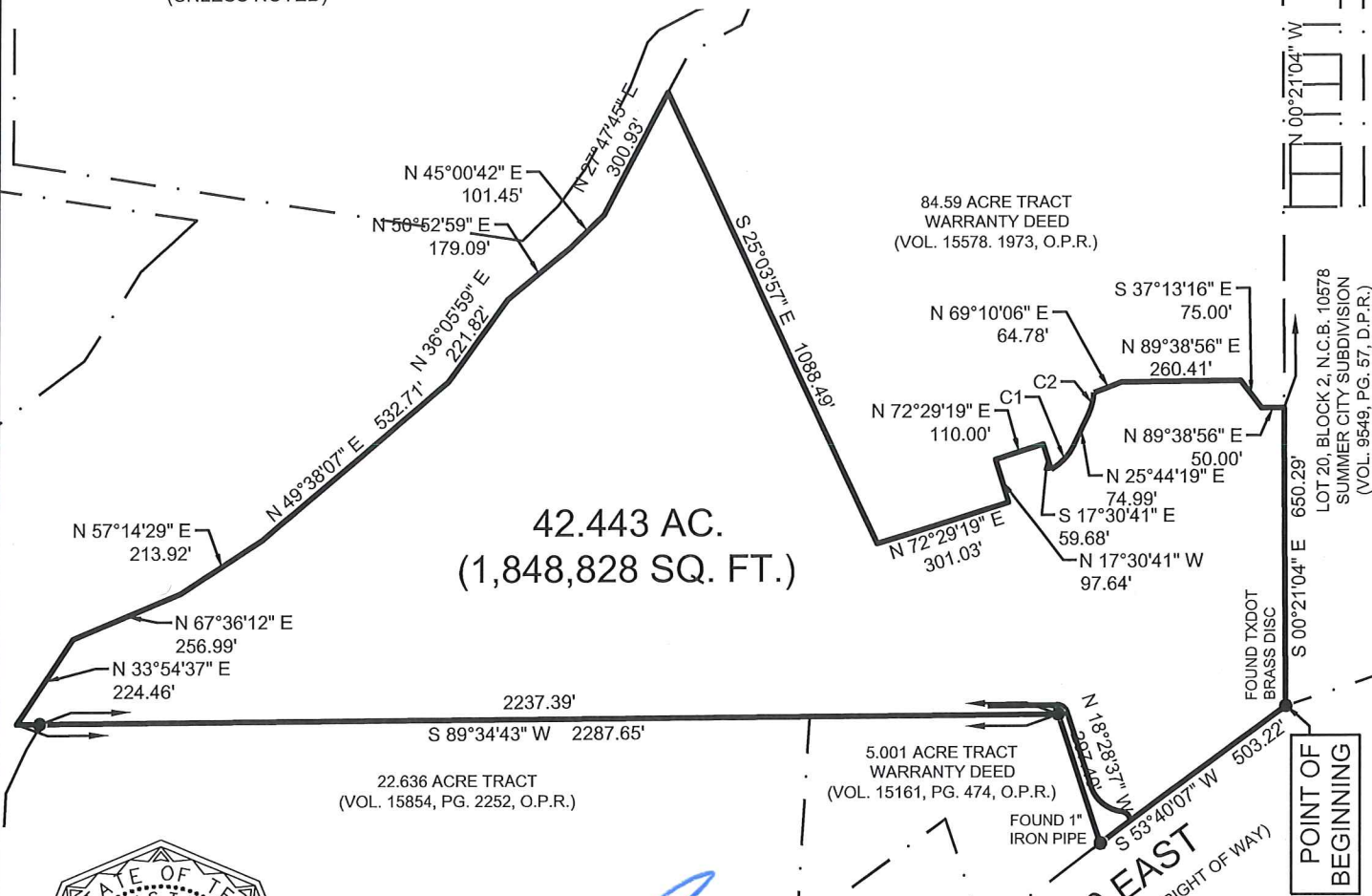
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	125.00'	74.74'	34°15'34"	N 42°52'06" E	73.63'
C2	125.00'	49.31'	22°36'02"	N 14°26'18" E	48.99'

**GEMBLER ROAD**

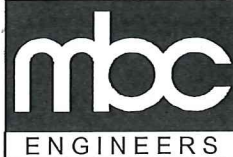
(55' PUBLIC RIGHT OF WAY)

**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.



*[Handwritten Signature]*  
 JOEL CHRISTIAN JOHNSON  
 R.P.L.S. NO. 5578

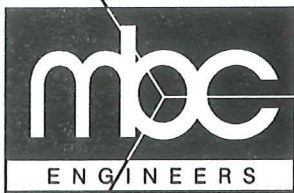


1035 Central Parkway North  
 San Antonio, Texas 78232  
 (210) 545-1122 FAX (210) 545-9302  
 FIRM REGISTRATION NUMBER:  
 T.B.P.E. F-784 & T.B.P.L.S. 10011700

**ZONING EXHIBIT**

BEING A 42.443 ACRE (1,848,828 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 42.443 ACRE (1,848,828 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 42.443 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 503.22 feet, along the Northwesterly right of way line of said Interstate Highway 10 East, feet to 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 297.40 feet to a 1/2-Inch Iron Rod Found, marking the Northeasterly corner of said 5.001 Acre Tract;

**THENCE** S 89° 34' 43" W passing at a distance of 2237.39 feet a 1/2-Inch Iron Rod Found, a distance of 2287.65 feet to a Point marking 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 1088.49 feet to a Point;

N 72° 29' 19" E a distance of 301.03 feet to a Point;

N 17° 30' 41" W a distance of 97.64 feet to a Point;

N 72° 29' 19" E a distance of 110.00 feet to a Point;

S 17° 30' 41" E a distance of 59.68 feet to a Point of curve to the left;

Along said curve to the left having the following parameter: Radius=125.00 feet, Arc Length=74.74 feet, Chord Bearing = N 42° 52' 06" E and a Chord Distance of 73.63 feet, to a Point;

N 25° 44' 19" E a distance of 74.99 feet to a Point of curve to the left;

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

**THENCE** N 69° 10' 06" E a distance of 64.78 feet to a Point;

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

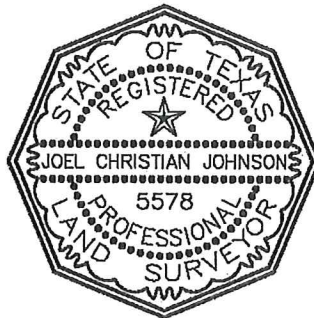
**THENCE** S 37° 13' 16" E a distance of 75.00 feet to a Point;

**THENCE** 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 42.443 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