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12.18 ACRE ZONING EXHIBIT
19SADG 15 ACRE THEATER SITE_12.18 ACRE ZONING EXHIBIT.DWG

FN NO. 19SADG001
JANUARY 23, 2019

**FIELDNOTE DESCRIPTION
12.18 ACRES
(PREPARED FOR ZONING PURPOSES)**

BEING A 12.18 ACRE TRACT, SITUATED IN THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT NO. 16, NEW CITY BLOCK 15249, CITY OF SAN ANTONIO, BEING OUT OF A CALLED 41.430 ACRE TRACT, RECORDED IN DOCUMENT NO. 20180000817, AND OUT OF THE REMAINDER OF A CALLED 58.132 ACRE TRACT, RECORDED IN VOLUME 12616, PAGE 1052 OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 12.18 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A FOUND 1/2" IRON ROD IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOOP 410, FOR THE SOUTHWESTERLY CORNER OF A 50' DRAINAGE RIGHT-OF-WAY OF LACKLAND CITY SUBDIVISION, RECORDED IN VOLUME 5970, PAGE 183, PLAT RECORDS, BEXAR COUNTY, TEXAS, AND FOR THE NORTHWESTERLY CORNER OF THE SAID 41.430 ACRE TRACT;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID SOUTHWEST LOOP 410, COMMON WITH THE SOUTHWESTERLY LINE OF SAID 41.430 ACRE TRACT, S 19°29'58" E, A DISTANCE OF 370.22 FEET TO A SET 1/2" IRON ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") FOR A NORTHWEST CORNER AND THE POINT OF BEGINNING;

THENCE, OVER AND ACROSS SAID 41.430 ACRE TRACT, THE FOLLOWING COURSES:

N 70°30'43" E, A DISTANCE OF 190.77 FEET TO A POINT FOR A CORNER;

N 83°19'22" E, A DISTANCE OF 683.66 FEET TO A POINT FOR A CORNER;

S 19°29'17" E, A DISTANCE OF 746.85 FEET TO A SET 1/2" IRON ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

S 70°30'43" W, A DISTANCE OF 617.37 FEET TO A SET 1/2" IRON ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") IN THE NORTHEASTERLY LINE OF SAID REMAINDER OF A CALLED 58.132 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHEASTERLY LINE OF SAID REMAINDER OF CALLED 58.132 ACRE TRACT, N 19°29'17" W, 169.90 FEET TO A SET 1/2" IRON ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") FOR A CORNER;

THENCE, OVER AND ACROSS SAID REMAINDER OF CALLED 58.132 ACRE TRACT; S 70°30'43" W, A DISTANCE OF 239.90 FEET TO A SET 1/2" IRON ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") IN THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOOP 410 FOR A CORNER;

THENCE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOOP 410, N 19°29'58" W, PASSING A FOUND 1/2" IRON ROD AT A DISTANCE OF 12.90 FEET FOR THE NORTHWESTERLY CORNER OF SAID REMAINDER OF CALLED 58.132 ACRE TRACT, AND CONTINUING

A TOTAL DISTANCE OF 50.00 FEET TO A SET 1/2" IRON ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") FOR A CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 41.430 ACRE TRACT, THE FOLLOWING COURSES:

N 70°30'43" E, A DISTANCE OF 239.91 FEET TO A SET 1/2" IRON ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") FOR A CORNER;

N 19°29'17" W, A DISTANCE OF 618.54 FEET TO A SET 1/2" IRON ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") FOR A CORNER;

S 70°30'43" W, A DISTANCE OF 240.03 FEET TO A SET 1/2" IRON ROD (WITH CAP STAMPED "SHERWOOD SURVEYING") IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOOP 410 FOR A CORNER;

THENCE, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHWEST LOOP 410, COMMON WITH THE SOUTHWESTERLY LINE OF SAID 41.430 ACRE TRACT, N 19°29'58" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 12.18 ACRES OF LAND MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

 1/23/19
RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS

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