

METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

A 42.029 ACRE (1,830,763) TRACT OF LAND, SITUATED IN THE MARIA F. RODRIGUEZ SURVEY, SECTION NUMBER 4, ABSTRACT 16, BEXAR COUNTY, TEXAS, BEING IN NEW CITY BLOCK 14491, AND BEING OUT OF A 65.236 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 7584, PAGE 48, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 42.029 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod Found on the Easterly right of way line of Southwest Loop 410, a Variable width public right of way; and marking the Southwesterly corner of Lot 4, Block 1, New City Block 14491, Diab Subdivision, according to plat recorded in Volume 9551, Page 144, Deed and Plat Records, Bexar County, Texas;

THENCE N 76° 48' 23" E a distance of 246.63 feet, departing the Easterly right of way line of said Southwest Loop 410, along the Southerly boundary line of said Lot 4, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 15° 49' 55" E a distance of 176.18 feet to a 1/2-inch Iron Rod Found;

THENCE N 49° 29' 40" E a distance of 109.97 feet to a 1/2-inch Iron Rod Found on the Southwesterly boundary line of Lot 6, Block 1, New City Block 14491, Dunnco – Old Pearsall Road, according the plat recorded in Volume 9600, Page 199, Deed and Plat Records, Bexar County, Texas, and marking the Southeasterly corner of said Lot 4;

THENCE S 40° 41' 23" E a distance of 27.24 feet to a 1/2-inch Iron Rod Found marking the Most Southerly corner of said Lot 6;

THENCE N 49° 30' 01" E a distance of 184.94 feet to a 1/2-inch Iron Rod Found marking the most Easterly corner of said Lot 6;

THENCE N 40° 22' 09" W a distance of 27.45 feet, along the Northeasterly boundary line of said Lot 6, to a 1/2-inch Iron Rod Found marking the most Southerly corner of Lot 7, Block 1, New City Block 14491, Taco Bell #32617 Old Pearsall, according to plat recorded in Volume 9718, Page 204, Deed and Plat Records, Bexar County;

THENCE N 49° 24' 47" E a distance of 153.82 feet to a 1/2-inch Iron Rod Found marking the most Easterly corner of said Lot 7;

THENCE N 40° 33' 13" W a distance of 219.92 feet to a 1/2-inch Iron Rod Found on the Southeasterly right of way line of Old Pearsall Road, a variable width public right of way, and marking the most Northerly corner of said Lot 7;

THENCE N 49° 20' 27" E a distance of 42.91 feet, along the Southeasterly right of way line of said Old Pearsall Road, to a 1/2-inch Iron Rod Found marking the most Westerly corner of Lot 1, Block 1, New City Block 14491, O'reilly's 410 at Old Pearsall Subdivision, according to plat recorded in Volume 9563, Page 6, Deed and Plat Records, Bexar County Texas;

THENCE S 40° 33' 52" E a distance of 220.00 feet departing the Southeasterly right of way line of said Old Pearsall Road, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set marking the most Southerly corner of said Lot 1;

THENCE N 49° 24' 29" E a distance of 58.26 feet, along the Southeasterly boundary line of said Lot 1, to a 1/2-inch Iron Rod Found marking the Northwesterly corner of Lot 1, Block 3, New City Block 14491, Heatherwilde Estates, according to plat recorded in Volume 9559, Pages 110-111m Deed and Plat Records, Bexar County, Texas;

THENCE departing the Southeasterly boundary line of said Lot 1, Block 1, along the Westerly boundary line of said Lot 1, Block 3, the following calls;

S 40° 32' 46" E a distance of 501.37 feet to a 1/2-inch Iron Rod Found;

S 19° 24' 47" W a distance of 357.85 feet to a 1/2-inch Iron Rod Found;

S 70° 29' 30" E a distance of 622.60 feet to a 1/2-inch Iron Rod Found;

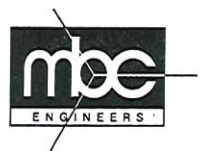
S 07° 35' 43" E a distance of 311.66 feet to a 1/2-inch Iron Rod Found;

N 82° 33' 46" E a distance of 55.07 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly boundary line of said Lot 1, Block 3;

THENCE S 07° 33' 29" E a distance of 644.76 feet, departing the Southerly boundary line of said Lot 1, Block 3, along the Westerly boundary line of Tract No. KF-36, a 6.1 Acre Tract of land, described in a Release of Easements document recorded in Volume 10625, Page 2460, Official Public Records, to a 1/2-inch Iron Rod Found marking the Easterly corner of Lot 5, Block 1, New City Block 14491, S.W.I.S.D. Middle School Unit 2, according plat recorded in Volume 9564, Page 87, Deed and Plat Records, Bexar County, Texas;

THENCE N 80° 54' 35" W a distance of 1423.45 feet, along the Northerly line of said Lot 5, Block 1, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Westerly right of way line of said Southwest Loop 410, and marking the Northeasterly corner of said Lot 5;

THENCE N 15° 23' 40" W a distance of 686.20 feet, along the Westerly right of way line of said Southwest Loop 410, to a TxDot Disc found;



THENCE N 13° 08' 39" W a distance of 408.08 feet to, continuing along the Westerly right of way line of said Southwest Loop 410, to the **POINT OF BEGINNING** and containing 42.029 Acres 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: March 23, 2020
Revised: August 26, 2020
Job No: 32569-0867



SURVEYORS NOTES:

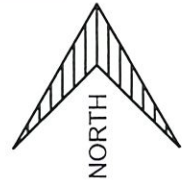
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. THE PURPOSE OF THIS EXHIBITS AND METES AND BOUNDS DESCRIPTION IF FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.

3. THIS EASEMENT EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.

4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.

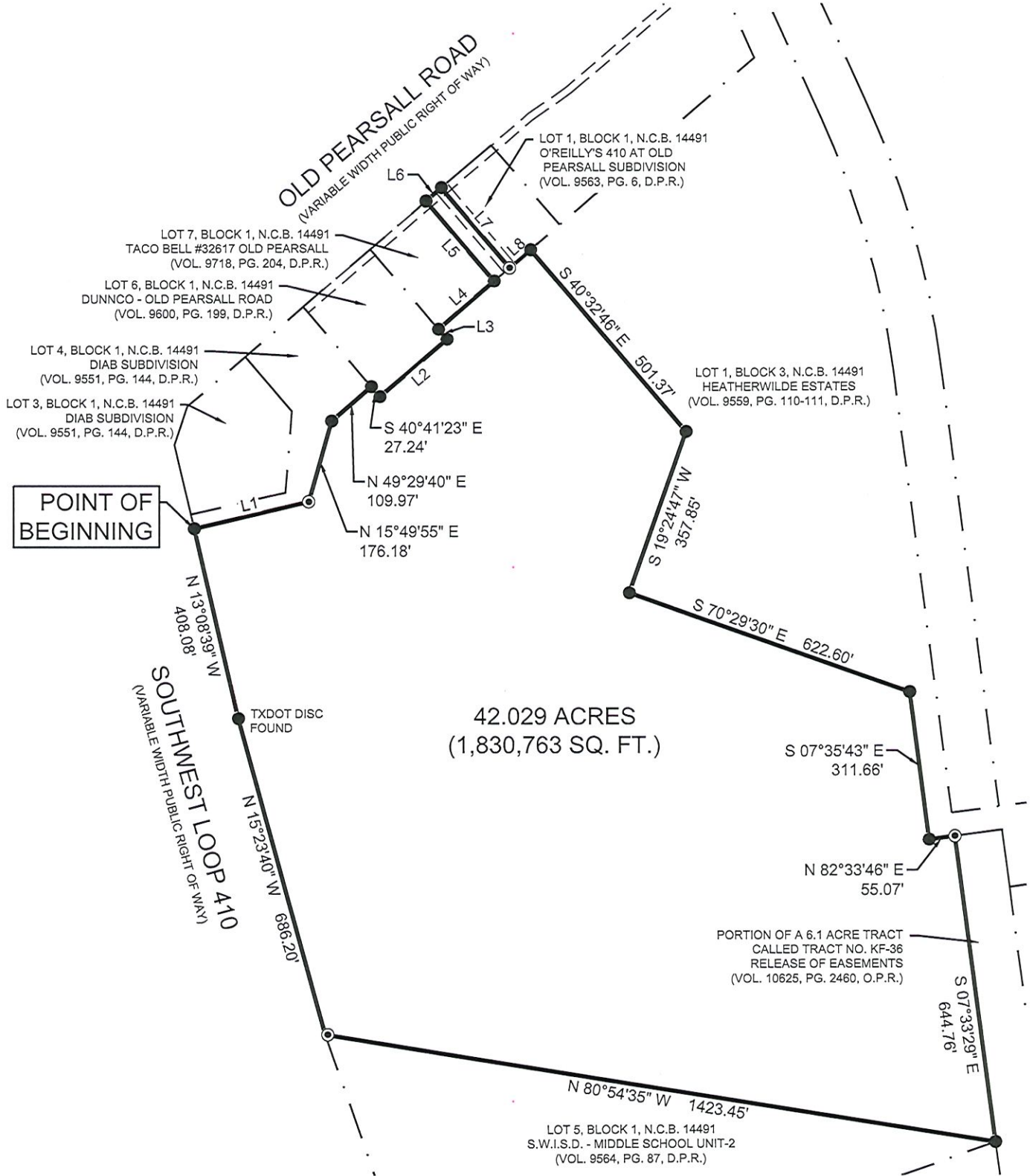
Line Table		
Line #	Bearing	Length
L1	N 76°48'23" E	246.63'
L2	N 49°30'01" E	184.94'
L3	N 40°22'09" W	27.45'
L4	N 49°24'47" E	153.82'
L5	N 40°33'13" W	219.92'
L6	N 49°20'27" E	42.91'
L7	S 40°33'52" E	220.00'
L8	N 49°24'29" E	58.26'



SCALE: 1" = 300'

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



ZONING EXHIBIT

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JOEL C. JOHNSON

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FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 03-23-2020
REVISED: 08-26-2020
JOB NO. 32569-0867
SHEET 1 OF 1