

Z2018065



Commercial

**FIELD NOTES
FOR
A 1.829 ACRE TRACT**

A **1.829 acre** tract of land, out of the Josefa Leal Survey No. 39, Abstract No. 420, and the John H. Miller Survey No. 41, Abstract No. 487, Bexar County, Texas, being partially located in N.C.B. 17730, City of San Antonio, and being a remaining portion of a 41.32 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 6417, Page 295 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the southwest line of Walzem Road, a variable width right-of-way with a 120.00 foot minimum, at the intersection of the south line of Southern Pacific Railroad, a 120.00 foot right-of-way, for the northeast corner of the 41.32 acre tract and the tract described herein;

THENCE: S 44°31'40" E, leaving the south line of Southern Pacific Railroad, along and with the southwest line of Walzem Road, the northeast line of the 41.32 acre tract and the tract described herein, a distance of **107.60 feet** to a point for an angle;

THENCE: S 57°11'14" E, continuing along and with the southwest line of Walzem Road, the northeast line of the 41.32 acre tract and the tract described herein, a distance of **214.02 feet** to a point for an angle;

THENCE: S 64°06'08" E, continuing along and with the southwest line of Walzem Road, the northeast line of the 41.32 acre tract and the tract described herein, a distance of **90.41 feet** to a point in the Ostensible City Limit Line of Bexar County and the City of San Antonio, for the southeast corner of the tract described herein;

THENCE: S 52°11'09" W, leaving the southwest line of Walzem Road, into and across the 41.32 acre tract, along and with the Ostensible City Limit Line, a distance of **217.49 feet** to a point for the southwest corner of the tract described herein;

THENCE: leaving the Ostensible City Limit Line, continuing into and across the 41.32 acre tract the following three (3) courses:

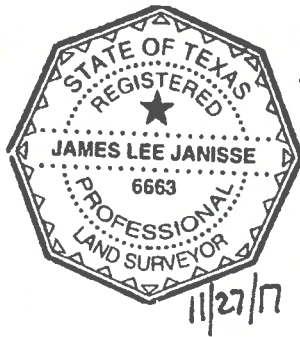
1. **N 64°06'08" W**, a distance of **5.87 feet** to a point for an angle of the tract described herein,
2. **N 57°11'14" W**, a distance of **247.43 feet** to a point for an angle of the tract described herein, and
3. **N 44°31'40" W**, a distance of **151.87 feet** to a point in the south line of the Southern Pacific Railroad, the north line of the 41.32 acre tract, for the northwest corner of the tract described herein;

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THENCE: N 52°05'39" E, along and with the south line of the Southern Pacific Railroad, the north line of the 41.32 acre tract and the tract described herein, a distance of **196.31 feet** to the **POINT OF BEGINNING** and containing **1.829 acres**, more or less, situated in Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

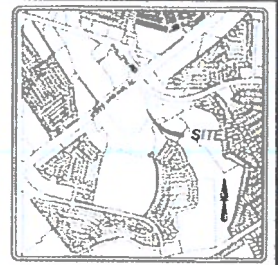
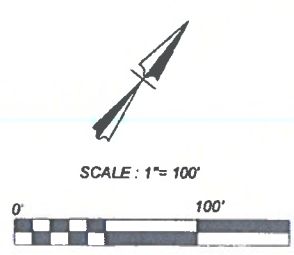
Job No.: 17-129
Prepared by: KFW Surveying
Date: November 27, 2017
File: S:\Draw 2017\17-129 Gibbs Sprawl & Walzem Road\DOCS\FN - 1.829 Acres Rezoning Revised 112717



James Janisse

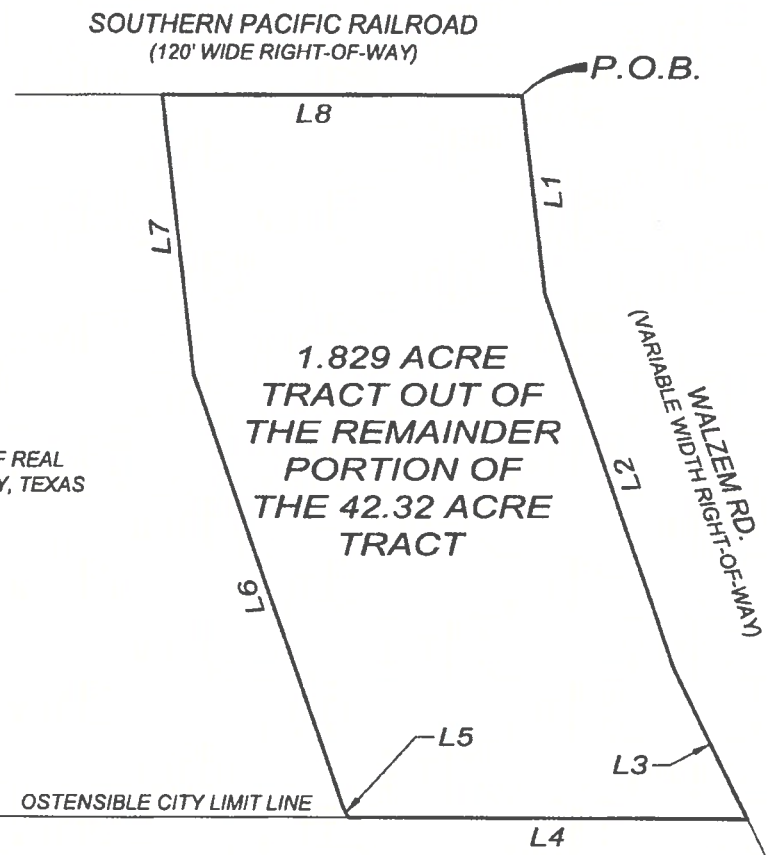
NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE
ADDRESS: FM 1976 SAN ANTONIO, TX

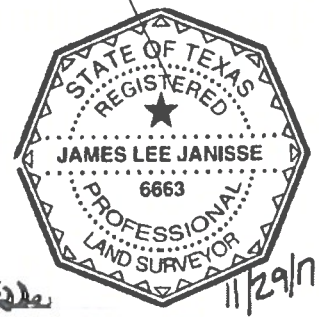
Line Table		
LINE #	LENGTH	DIRECTION
L1	107.60'	S44°31'40"E
L2	214.02'	S57°11'14"E
L3	90.41'	S64°06'08"E
L4	217.49'	S52°11'09"W
L5	5.87'	N64°06'08"W
L6	247.43'	N57°11'14"W
L7	151.87'	N44°31'40"W
L8	196.31'	N52°05'39"E



SYMBOL LEGEND

- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

REMAINDER PORTION OF THE 42.32 ACRE TRACT
NCB 17730
CB 5075
OWNER: COLUMBIA REALTY LIMITED
(VOL. 6417 PG. 295 O.P.R.)



James L. Janisse
JAMES L. JANISSE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
EMAIL: JJANISSE@KFWENGINEERS.COM
DATE OF EXHIBIT: 10/30/2017
PROJECT NO.: 17-129

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

Z2018065

ZONING EXHIBIT OF

A 1.829 acre tract of land, out of the Josefa Leal Survey No. 39, Abstract No. 420, and the John H. Miller Survey No. 41, Abstract No. 487, Bexar County, Texas, being partially located in N.C.B. 17730, City of San Antonio, and being a remaining portion of a 41.32 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 6417, Page 295 of the Official Public Records of Bexar County, Texas.

REVISIONS REVISED BOUNDARY	ISSUE DATE 11/29/2017
JOB NO. 17-129	DESIGNER JLI
DATE 10/30/2017	CHECKED JLI
DRAWN DP	

SHEET: 1 OF 1

File: Nov 29, 2017, 2:23pm User: jli Operator: S:\Users\2017\17-129_Gibbs_Sprinkler_Road\SPRINT.dwg - Gibbs_SPRINT.dwg

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
12100 PARK 35 CIRCLE BLDG. A, SUITE 150 MC-230 AUSTIN TX 78753
PHONE 512-225-5263 FAX 512-225-5262



Z2018065



Residential

**FIELD NOTES
FOR
A 6.438 ACRE TRACT**

A **6.438 acre** tract of land, out of the Josefa Leal Survey No. 39, Abstract No. 420, and the John H. Miller Survey No. 41, Abstract No. 487, Bexar County, Texas, being partially located in N.C.B. 17730, City of San Antonio, and being a remaining portion of a 41.32 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 6417, Page 295 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of Southern Pacific Railroad, a 120.00 foot right-of-way, the north line of the 41.32 acre tract, for the northeast corner of the tract described herein;

THENCE: leaving the south line of Southern Pacific Railroad, into and across the 41.32 acre tract the following four (4) courses:

1. **S 44°31'40" E**, a distance of **151.87 feet** to a point for an angle of the tract described herein,
2. **S 57°11'14" E**, a distance of **247.43 feet** to a point for an angle of the tract described herein,
3. **S 64°06'08" E**, a distance of **5.87 feet** to a point in the Ostensible City Limit Line of Bexar County and the City of San Antonio, for the southeast corner of the tract described herein, and
4. **S 52°11'09" W**, along and with the Ostensible City Limit Line, a distance of **787.80 feet** to a point in the east line of a 21.163 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 2221, Page 141 of the Official Public Records of Bexar County, Texas, the west line of the 41.32 acre tract, for the southwest corner of the tract described herein;

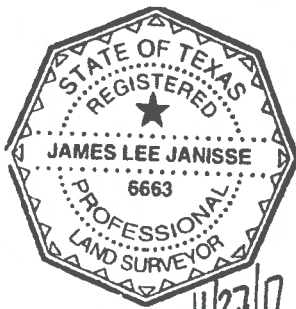
THENCE: **N 36°29'47" W**, leaving the Ostensible City Limit Line, along and with the east line of the 21.163 acre tract, the west line of the 41.32 acre tract, a distance of **388.53 feet** to a point in the south line of the Southern Pacific Railroad, for the northeast corner of the 21.163 acre tract, the northwest corner of the 41.32 acre tract and the tract described herein;

Z2018065

THENCE: N 52°05'39" E, along and with the south line of the Southern Pacific Railroad, the north line of the 41.32 acre tract and the tract described herein, a distance of **676.44 feet** to the **POINT OF BEGINNING** and containing **6.438 acres**, more or less, situated in Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 17-129
Prepared by: KFW Surveying
Date: November 27, 2017
File: S:\Draw 2017\17-129 Gibbs Sprawl & Walzem Road\DOCS\FN - 6.438 Acres Rezoning Revised 112717

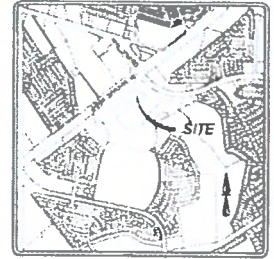


James Janisse

11/27/17

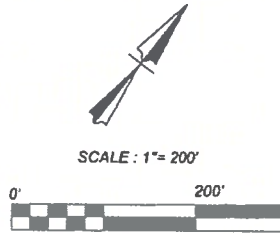
NOTES

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
4. ADJOINERS SHOWN HEREON ARE PER CURRENT BEXAR COUNTY APPRAISAL DISTRICT RECORDS AND OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT-TO-SCALE

ADDRESS: FM 1976 SAN ANTONIO, TX



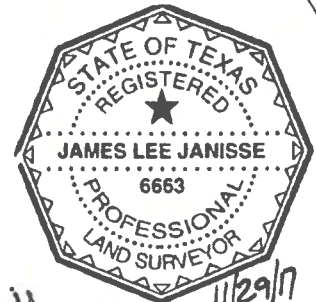
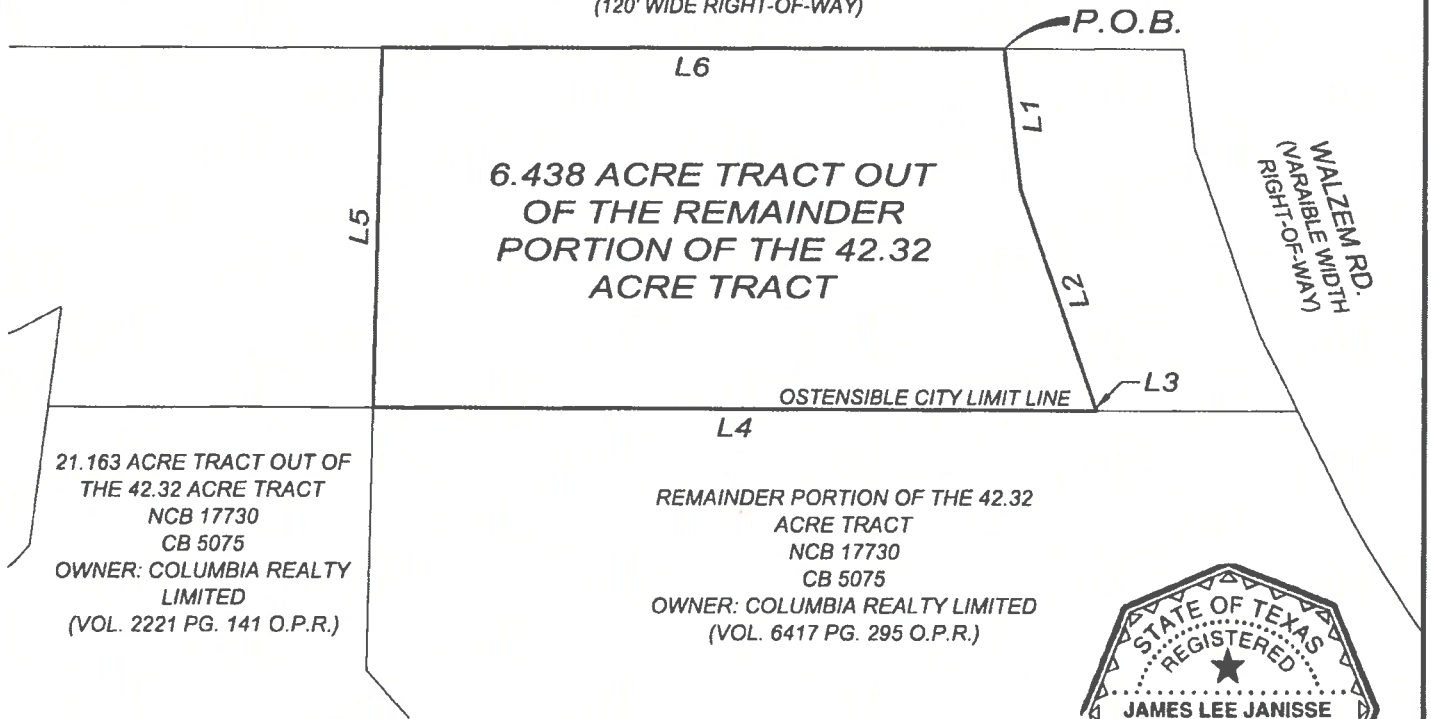
SYMBOL LEGEND

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- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

Line Table		
LINE #	LENGTH	DIRECTION
L1	151.87'	S44°31'40"E
L2	247.43'	S57°11'14"E
L3	5.87'	S64°06'08"E
L4	787.80'	S52°11'09"W
L5	388.53'	N36°29'47"W
L6	676.44'	N52°05'39"E

72018065

SOUTHERN PACIFIC RAILROAD
(120' WIDE RIGHT-OF-WAY)



James Janisse
JAMES L. JANISSE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
 EMAIL: JJANISSE@KFWENGINEERS.COM
 DATE OF EXHIBIT: 10/30/2017
 PROJECT NO.: 17-129



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ZONING EXHIBIT OF

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REVISIONS REVISED BOUNDARY	ISSUE DATE 11/29/2017
JOB NO 17-129	DESIGNER JJ
DATE 10/30/2017	CHECKED JJ
DRAWN OP	

SHEET: 1 OF 1



Date: Nov 29, 2017, 5:23am User ID: opreac File: S:\User 2017\17-129_Guba_Survey & Western Road\BES 17-129_D01TON - GGBS_SFRANK.dwg
 MEMBER

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING 12100 PARK 35 CIRCLE BLDG. A, SUITE 156 M.C. 220 AUSTIN, TX 78753 PHONE: 512-229-5200; FAX: 512-229-5253

Z2018065



**FIELD NOTES
FOR
A 3.942 ACRE TRACT**

Residential

A **3.942 acre** tract of land, out of the Josefa Leal Survey No. 39, Abstract No. 420, and the John H. Miller Survey No. 41, Abstract No. 487, Bexar County, Texas, being partially located in N.C.B. 17730, City of San Antonio, and being a remaining portion of a 21.163 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 2221, Page 141 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south line of Southern Pacific Railroad, a 120.00 foot right-of-way, for the northwest corner of the remainder of a 41.32 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 6417, Page 295 of the Official Public Records of Bexar County, Texas, the northeast corner of the 21.163 acre tract and the tract described herein;

THENCE: S 36°29'47" E, leaving the south line of Southern Pacific Railroad, along and with the west line of the 41.32 acre remainder tract, the east line of the 21.163 acre tract and the tract described herein, a distance of **388.53 feet** to a point in the Ostensible City Limit Line of Bexar County and the City of San Antonio, for the southeast corner of the tract described herein;

THENCE: S 52°11'09" W, leaving the west line of the 41.32 acre remainder tract, into and across the 21.163 acre tract, along and with the Ostensible City Limit Line, a distance of **352.84 feet** to a point in the east line of a 26.591 acre tract as conveyed to Chasewood Homeowners Association Inc. of record in Volume 9571, Page 88 of the Deed and Plat Records of Bexar County, Texas, the west line of the 21.163 acre tract, for the southwest corner of the tract described herein;

THENCE: N 30°12'38" W, leaving the Ostensible City Limit Line, along and with the east line of the 26.591 acre tract, the west line of the 21.163 acre tract and the tract described herein, a distance of **108.91 feet** to a point for an interior corner of the tract described herein;

THENCE: S 24°36'48" W, along and with the northwest line of the 26.591 acre tract, the southeast line of the 21.163 acre tract and the tract described herein, a distance of **140.03 feet** to a point for a corner of the tract described herein;

THENCE: N 74°43'12" W, along and with the northeast line of the 26.591 acre tract, the southwest line of the 21.163 acre tract and the tract described herein, a distance of **70.00 feet** to a point for a corner of the tract described herein;

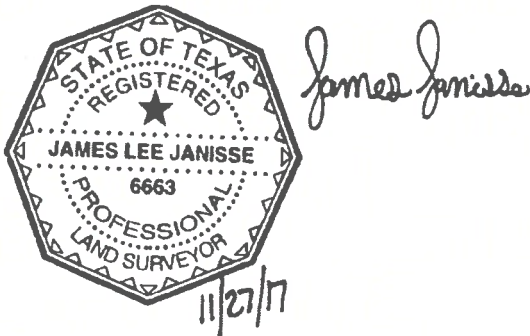
THENCE: N 18°58'12" W, along and with the easterly line of the 26.591 acre tract, the westerly line of the 21.163 acre tract and the tract described herein, a distance of **305.00 feet** to a point in the south line of the Southern Pacific Railroad, for the northeast corner of the 26.591 acre tract, the northwest corner of the 21.163 acre tract and the tract described herein;

Z2018065

THENCE: N 52°05'39" E, along and with the south line of the Southern Pacific Railroad, the north line of the 21.163 acre tract and the tract described herein, a distance of **415.01 feet** to the **POINT OF BEGINNING** and containing **3.942 acres**, more or less, situated in Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 17-129
Prepared by: KFW Surveying
Date: November 27, 2017
File: S:\Draw 2017\17-129 Gibbs Sprawl & Walzem Road\DOCS\FN - 3.94 Acres Rezoning Revised 112717

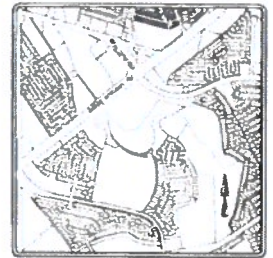


NOTES

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2. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
3. METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.
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SCALE: 1" = 200'



LOCATION MAP
NOT-TO-SCALE

ADDRESS: FM 1976 SAN ANTONIO, TX

Line Table

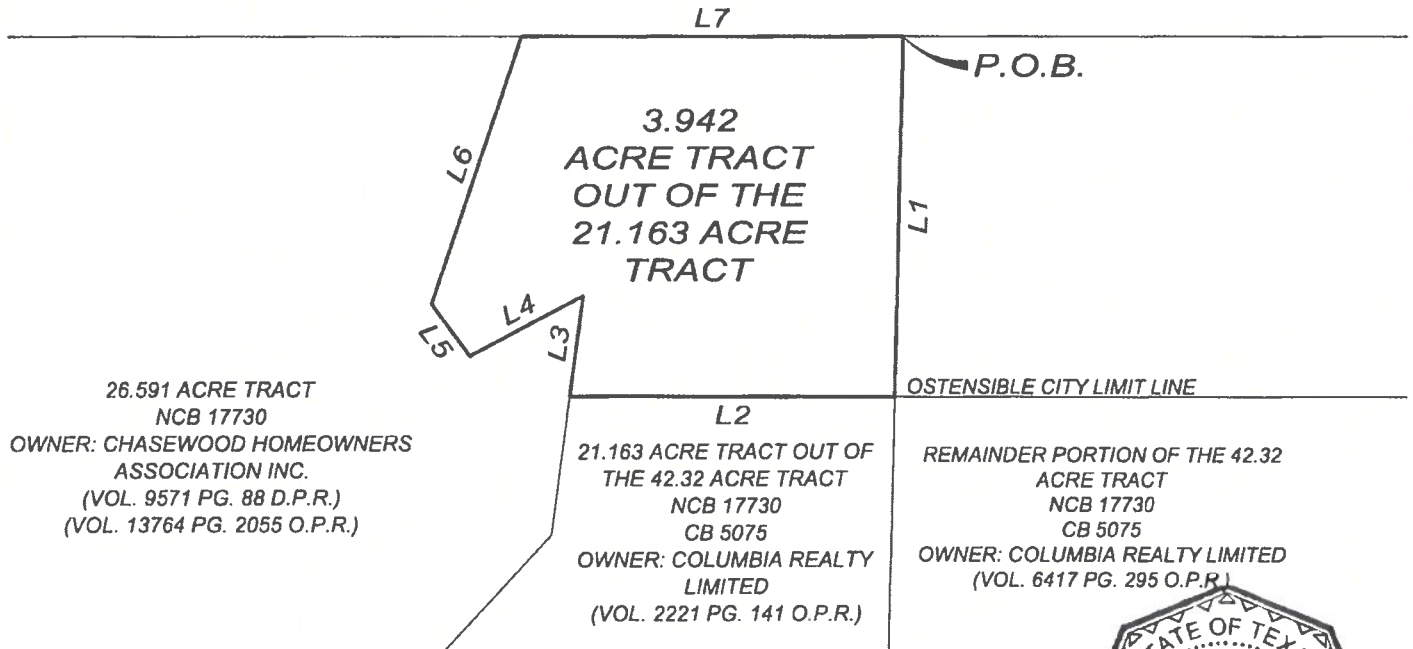
LINE #	LENGTH	DIRECTION
L1	388.53'	S36°29'47"E
L2	352.84'	S52°11'09"W
L3	108.91'	N30°12'38"W
L4	140.03'	S24°36'48"W
L5	70.00'	N74°43'12"W
L6	305.00'	N18°58'12"W
L7	415.01'	N52°05'39"E

SYMBOL LEGEND

- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING

22018065

SOUTHERN PACIFIC RAILROAD
(120' WIDE RIGHT-OF-WAY)



26.591 ACRE TRACT
NCB 17730
OWNER: CHASEWOOD HOMEOWNERS ASSOCIATION INC.
(VOL. 9571 PG. 88 D.P.R.)
(VOL. 13764 PG. 2055 O.P.R.)

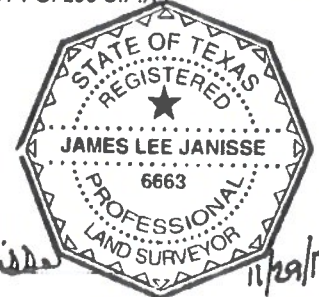
21.163 ACRE TRACT OUT OF THE 42.32 ACRE TRACT
NCB 17730
CB 5075
OWNER: COLUMBIA REALTY LIMITED
(VOL. 2221 PG. 141 O.P.R.)

REMAINDER PORTION OF THE 42.32 ACRE TRACT
NCB 17730
CB 5075
OWNER: COLUMBIA REALTY LIMITED
(VOL. 6417 PG. 295 O.P.R.)



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12100 PARK 35 CIRCLE BLDG. A, SUITE 156 MC-230 AUSTIN, TX 78753
PHONE: 512-229-5263, FAX: 512-229-5253



James Janisse
JAMES L. JANISSE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6663
EMAIL: JJANISSE@KFWENGINEERS.COM
DATE OF EXHIBIT: 10/30/2017
PROJECT NO.: 17-129



ZONING EXHIBIT OF
A 3.942 acre tract of land, out of the Josefa Leal Survey No. 39, Abstract No. 420, and the John H. Miller Survey No. 41, Abstract No. 487, Bexar County, Texas, being partially located in N.C.B. 17730, City of San Antonio, and being a remaining portion of a 21.163 acre tract of land as conveyed to Columbia Realty Limited of record in Volume 2221, Page 141 of the Official Public Records of Bexar County, Texas.

REVISIONS REVISED BOUNDARY	ISSUE DATE 11/29/2017
JOB NO 17-129	DESIGNER JJ
DATE 10/30/2017	CHECKED JJ
DRAWN QP	

SHEET: 1 OF 1

Date: Nov 29, 2017, 9:25am User: D. Lopez File: S:\New 2017\17-129 Casa Sprau & Wilson Road\17-129 DBENTON - CBSB SPRAW.dwg