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MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

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TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
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**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

BEING A 0.587 ACRE (25,561 SQUARE FEET +/-) TRACT OF LAND OUT OF A 6.000 ACRE TRACT OF LAND (TRACT IV) AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10232, PAGE 859, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod Found on the Southwest Right-of-Way Line of O'Conner Road marking the Eastern most corner of Lot 12, Block 1, New City Block 15911, The Curve Subdivision according to plat thereof recorded in Volume 8500, Page 131 of the Deed and Plat Records of Bexar County, Texas and marking the Northern most corner of said 6.000 Acre Tract (Tract IV);

THENCE S 40°20'43" E a distance of 129.38 feet along and with the Southwest Right-of-Way line of said O'Conner Road to 1/2-Inch Iron Rod with cap stamped "MBC" Found, said 1/2-Inch Iron Rod being on the Northwest Right-of-Way line of Britney Circle, according to plat thereof recorded in Volume 9695, Page 28, of the deed and plat records of Bexar County, Texas;

THENCE the following calls along and with the Northwest Right-of-Way line of said Britney Circle;

S 49°39'17" W a distance of 17.00 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found and marking the point of curvature of a curve to the right;

Along and with said curve to the right having the following parameters: Radius = 20.00 feet, Arc Length = 32.89 feet, Chord Bearing S 06°44'20" W and a Chord Distance = 29.31 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found and marking the point of curvature of a curve to the left;

Along and with said curve to the left having the following parameters: Radius = 430.00 feet, Arc Length = 41.77 feet, Chord Bearing S 51°04'05" W and a Chord Distance = 41.75 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found;

S 48°17'07" W a distance of 41.21 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found and marking the point of curvature of a curve to the right;

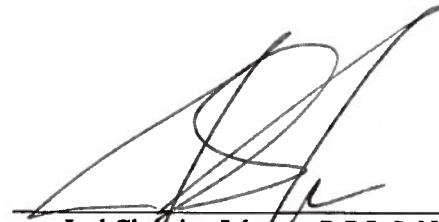
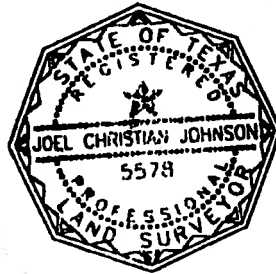
Along and with said curve to the right having the following parameters: Radius = 200.00 feet, Arc Length = 20.08 feet, Chord Bearing S 51°09'43" W and a Chord Distance = 20.07 feet to a 1/2-Inch Iron Rod with cap stamped "MBC" Found;

THENCE N 34°02'33" W a distance of 124.04 feet departing the Northwest Right-of-Way line of said Britney Circle, across and through said 6.000 Acre Tract, to a point on the Southeast line of said Lot 12, Block 1, New City Block 15911;

THENCE N 42°59'34" E a distance of 183.57 feet, along with the Southeast line of said Lot 12, Block 1, New City Block 15911, to the **POINT OF BEGINNING** and containing 0.587 Acres of land, (25,561 SQUARE FEET +/-) more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

Z2017239/3

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S. No.5578
TBPLS FIRM REGISTRATION #10011700

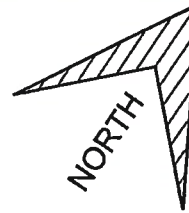
30096-1674
July 21, 2017

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	20.00'	94°13'26"	21.53'	32.89'	S06°44'20"W	29.31'
C2	430.00'	05°33'56"	20.80'	41.77'	S51°04'05"W	41.75'
C3	200.00'	05°45'12"	10.05'	20.08'	S51°09'43"W	20.07'

LINE TABLE

NO.	CHORD BRG.	LENGTH
L1	S49°39'17"W	17.00'
L2	S48°17'07"W	41.21'
L3	S54°02'19"W	54.64'

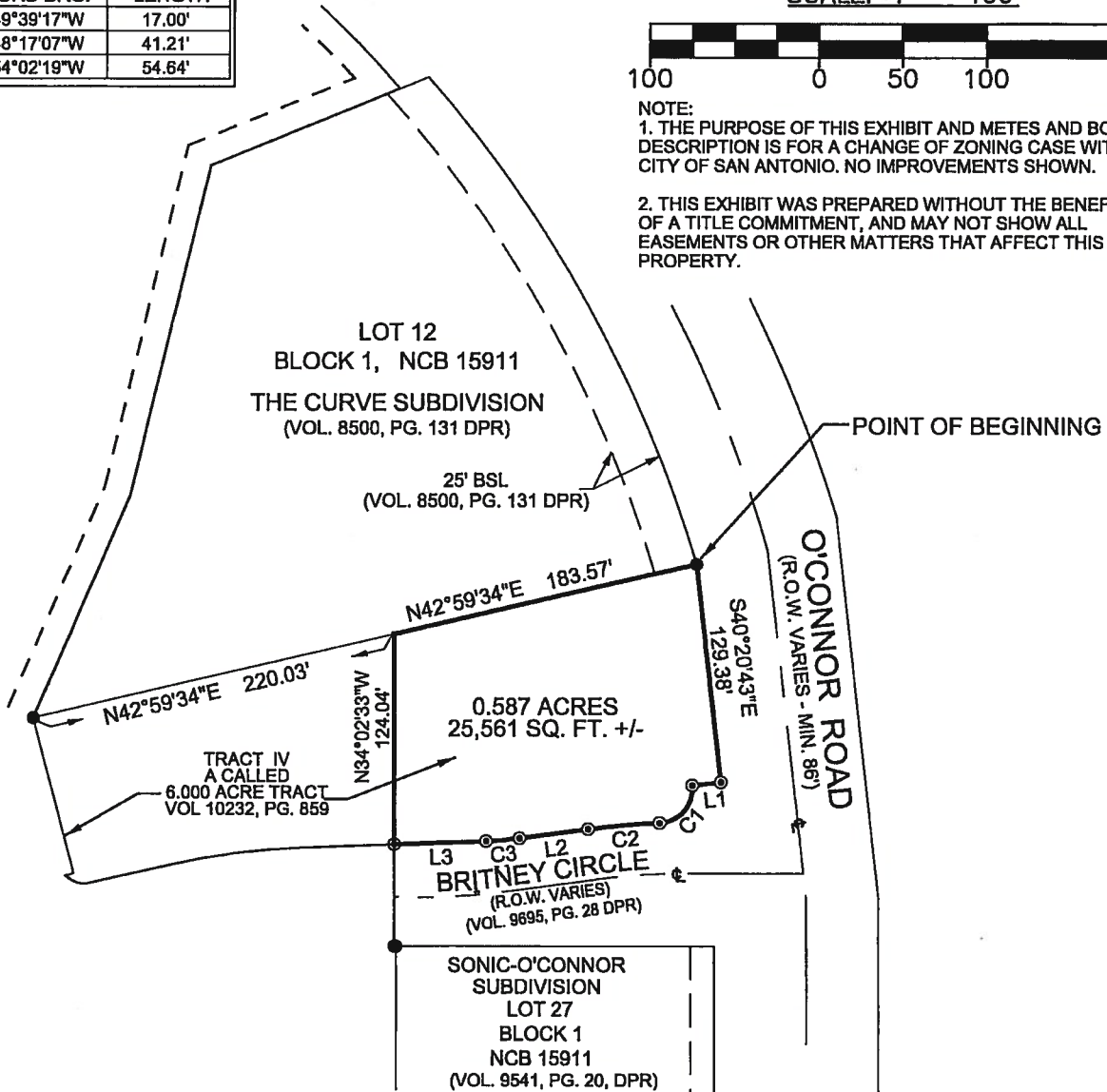


SCALE: 1" = 100'



NOTE:
1. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO. NO IMPROVEMENTS SHOWN.

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



ZONING EXHIBIT

BEING A 0.587 ACRE (25,561 SQUARE FEET +/-) TRACT OF LAND OUT OF A 6.000 ACRE TRACT OF LAND (TRACT IV) AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10232, PAGE 859, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



[Signature]
JOEL C. JOHNSON

Z2017233

07/21/17

R.P.L.S. NO. 5578



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TEXAS REGISTERED
ENGINEERING FIRM F-784

DESIGN JCJ
DRAWN JJA
DATE 07-21-17
JOB NO. 31828-1674