Z2018153



## MACINA . BOSE . COPELAND and ASSOCIATES, INC

CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232 (210) 545-1122 FAX (210) 545-9302 TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463 www.mbcengineers.com

## METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT "AREA 1"

BEING A 4.848 ACRE (211,194 SQUARE FEET) TRACT, OUT OF LOT 4, BLOCK 1, NEW CITY BLOCK 17338, BETHESDA TEMPLE SUBDIVISION, VOLUME 9551, PAGE 202, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly right of way line of Redland Road, a variable width public right of way, and marking the most Northerly corner of said Lot 4;

THENCE S 19° 50' 34" E a distance of 246.62 feet, departing the Southerly right of way line of said Redland Road along the Westerly boundary line of said Lot 4, to the **POINT OF BEGINNING**;

**THENCE** along the Zoning Boundary Line between MF-33 ERZD and C2 ERZD, the following calls:

S 61° 01' 06" E a distance of 161.89 feet to a Point;

S 47° 06' 18" E a distance of 332.75 feet to a Point;

S 31° 39' 33" E a distance of 607.06 feet to a Point on the Easterly boundary line of said Lot 4;

**THENCE** S 41° 33' 29" W a distance of 31.56 feet, along the Easterly boundary line of said Lot 4 to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set, marking the most Southerly corner of said Lot 4;

THENCE the along the Southwesterly boundary line of said Lot 4, the following calls:

N 52° 59' 26" W a distance of 597.89 feet to a 1/2-inch Iron Rod Found;

S 62° 17' 14" W a distance of 109.90 feet to a 1/2-inch Iron Rod Found;

N 25° 51' 21" W a distance of 249.76 feet to a 1/2-inch Iron Rod Found;

N  $40^{\circ}$  58' 05" W a distance of 112.37 feet to a 1/2-inch Iron Rod Found marking the most Westerly corner of said Lot 4;

**THENCE** N 19° 50' 34" E a distance of 231.61 feet, along the Northwesterly boundary line of said Lot 4, to the **POINT OF BEGINNING** and containing 4.848 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. TBI LS Firm Registration 10011700

Date: March 7 2018

Date: March 7, 2018 Job No: 31948-1476





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## METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT "AREA 2"

BEING A 3.675 ACRE (160,083 SQUARE FEET) TRACT, OUT OF LOT 4, BLOCK 1, NEW CITY BLOCK 17338, BETHESDA TEMPLE SUBDIVISION, VOLUME 9551, PAGE 202, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly right of way line of Redland Road, a variable width public right of way, and marking the most Northerly corner of said Lot 4;

**THENCE** S 19° 50' 34" E a distance of 25.20 feet, departing the Southerly right of way line of said Redland Road along the Westerly boundary line of said Lot 4, to the **POINT OF BEGINNING**;

**THENCE** departing the Westerly boundary line of said Lot 4, along curve to the right having the following parameters: Radius=1569.28 feet, Arc Length=320.14 feet, Chord Bearing = S 71° 24' 13" E and a Chord Distance of 319.59 feet, to a Point;

THENCE S 15° 31' 13" E a distance of 324.34 feet to a Point;

THENCE S 74° 28' 47" W a distance of 362.13 feet to a Point:

**THENCE** N 15° 31' 13" W a distance of 450.42 feet to a Point on the Westerly boundary line of said Lot 4;

**THENCE** N 19° 50' 34" E a distance of 93.67 feet, along the Northwesterly boundary line of said Lot 4, to the **POINT OF BEGINNING** and containing 3.675 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 7, 2018 Job No: 31948-1476



5 1 (2018 1035 Central Parkway North Sar Arhonio, Tosas, 1822 (210) 545-1122 FAX (210) 545-3902 FIRM HEGISTRATION NUMBER: T.B.P.E. F.784 & T.B.P.L.S. 10011700 -00 DATE: 03-07-2018 JOB NO; 31948-1478 SHEET 1 OF 1 ENGINEERS SCALE: 1" = 100" LOT 1, BLOCK 1, N.C.B. 17338 CHRIST REDEEMER CHURCH SUBD (VOL. 9503, PG. 170, D P.R.) Ţ AREA 2-A 3.875 ACRE (163,083 SQUARE FEET) TRACT, OUT OF LOT 4, BLOCK 1, NEW CITY BLOCK 17338, BETHESDA TEMPLE SUBDIVISION, VOLUME 9551, PAGE 202, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AREA 1: A 4,848 ACRE (211,194 SQUARE FEET) TRACT OUT OF LOT 4, BLOCK 1, NEW CITY BLOCK 17338, BETHESDA TEMPLE SUBDIVISION, VOLUME 9551, PAGE 202, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. LEGEND
1/2" IRON ROD WICAP
TMBC" SET 1/2" IRON ROD FOUND AREAS 1 AND 2 S 41°33'29" W 31.56′ AREA 1 **ZONING EXHIBIT OF** 777 4.574 ACRES (VOI., 14970, PG, 179, O.P.R.) (VOL. 5189, PGS. 389-390) (VOL. 9551, PG. 202) 64' CPSB TRANSMISSION - 28° C.P.S.B. EASEMENT (VOL. 12019, PG. 1574) 28' C.P.S.B. EASEMENT (VOL. 12019, PG. 1574) LOT 4, BLOCK 1, N.C.B. 1733B BETHESDA TEMPLE SUBDIVISION (VOL. 9551, PG. 202 D.P.R.) ZONED C-2 ERZD APPROXIMATE **SONING LINE** L 14" GAS, ELEC, TELE, & CATV EASEMENT (VOL. 9551, PG 202, D.P.R.) 109.901 ZONED MF-33 ERZD -(211,194 SQ. FT.) 4.848 ACRES AREA 1 28°C.P.S.B. EASEMENT (VOL. 12019, PG. 1574) 28° C.P.S.B. EASEMENT (VOL. 12019, PG. 1574) Chord Length 319.59 1815°31'19" AREA OF AREA 2 WITHIN **EXISTING MF33 ERZD** S 47 06 18" E Chord Bearing 11°41'19" S 71°24'13" E 160,083 SQ. FT.) 3.675 ACRES AREA 2 67.37 ACRES (VOL. 8923, PG. 1948, O.P.R.) Curve Table Delta N 40°58'05" W CONCRETE 07-07-18 320.14' Length 112.37 25' BLDG. SETBACK (VOL. 9551, PG. 202, D.P.R.) LS 61°01'06" E R.P.L.S. #5578 Light of Least Transaction of The Party of t 1569.28 Radius PREDLAND ROAD 161.89 S 19°50'34" W. -S 77°20'02" E Curve # 5 127.75 49.17 √N 19°50'34" E BEGINNING OF AREA 2 2. NO IMPROVEMENTS SHOWN, ZONING EXHIBIT ONLY, CALL BIT FOR UTILITY LOCATES PRIOR TO CONSTRUCTION. 3, THIS BOUNDARY EXHIBIT WAS PREPARED WITHOUT THE BENCIT OF A TITLE COMMITKENT, AND MAY NOT SHOW ALL EASEMENTS ON OTLICE MATTERS THAT AFFECT THIS PROPERTY. SURVEYORS NOTES: 1 BEARINGS ARE BASED ON TEXAS STATE PLANF COORDINATE SYSTEM SOUTH CENTRAL ZONF, NAD 83. 4. METES AND BOUNDS DESCRIPTION PREPARTD ON THE SAME DATE SHALL ACCOMPANY THIS EXHIBIT POINT OF - S 19"50"34" E 25.20" POINT OF BEGINNING OF AREA 1 246.62 JOEL C. JOHNSON 93.67 LOT 6, BLOCK 1, N.C.B. 17338 STARR BUSINESS PARK (VOL. 9604, PG. 30, D.P.R.) POINT OF COMMENCING 5578

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