

**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;

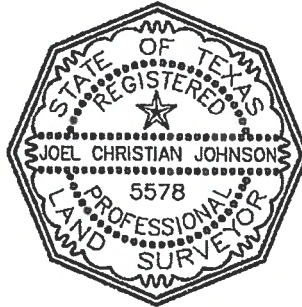
N 40° 58' 05" W a distance of 112.37 feet to a 1/2-inch Iron Rod Found marking the most Westerly corner of said Lot 4;

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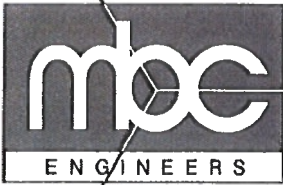
**THENCE** N 19° 50' 34" E a distance of 231.61 feet, along the Northwesterly boundary line of said Lot 4, to the **POINT OF BEGINNING** and containing 4.848 Acres more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

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

 03/07/18  
Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700



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



**MACINA • BOSE • COPELAND and ASSOCIATES, INC**  
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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  
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Date: Mar 08, 2018, 2:07pm User ID: jchavez Layout: Layout1  
File: P:\1476131948-Bethesda Christian Church-Redland Rd\Design\Exhibit\Ex02-Zoning Exhibit-31948.dwg Layout name: Layout1