

METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT

BEING A 3.767 ACRE TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, ABSTRACT 20, BEXAR COUNTY, TEXAS; AND BEING ALL OF A 3.763 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6257, PAGE 857, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 3.767 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch Iron Rod Found on the Southerly right of way line of Tampico Street, a variable width public right of way, and marking the Northwesternly corner of said 3.763 Acre Tract;

THENCE S 84° 32' 24" E a distance of 399.00 feet along the Southerly right of way line of said Tampico Street, to a Point, being the intersection of the Southerly right of way line of said Tampico Street, and the Westerly right of way line of Interstate Highway 35, a variable width public right of way;

THENCE S 06° 00' 37" W a distance of 127.02 feet, along the Westerly right of way line of said to a 1/2-inch Iron Rod Found;

THENCE S 39° 54' 24" W a distance of 80.20 feet to an "X" in Concrete Found;

THENCE S 45° 16' 17" W a distance of 243.96 feet to an "X" in Concrete Found;

THENCE S 41° 47' 07" W a distance of 52.88 feet continuing along the Westerly right of way line of said Interstate Highway 35, to a 1/2-inch Iron Rod Found;

THENCE N 31° 49' 49" W a distance of 49.76 feet departing the Westerly right of way line of said Interstate Highway 35, to a Point;

THENCE S 56° 40' 37" W a distance of 299.45 feet to a Point;

THENCE N 09° 50' 07" E a distance of 95.51 feet to a 1/2-inch Iron Rod Found;

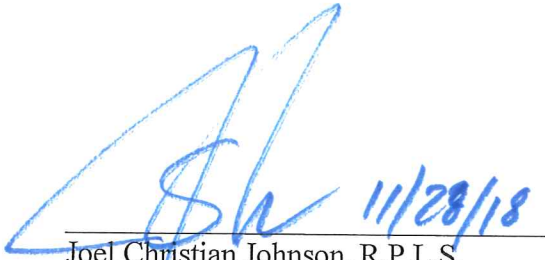
THENCE N 13° 16' 25" E a distance of 70.97 feet to a 1/2-inch Iron Rod Found;

THENCE N 15° 26' 47" E a distance of 98.89 feet to a Point;

THENCE N 17° 28' 58" E a distance of 191.59 feet to a 1/2-inch Iron Rod Found;

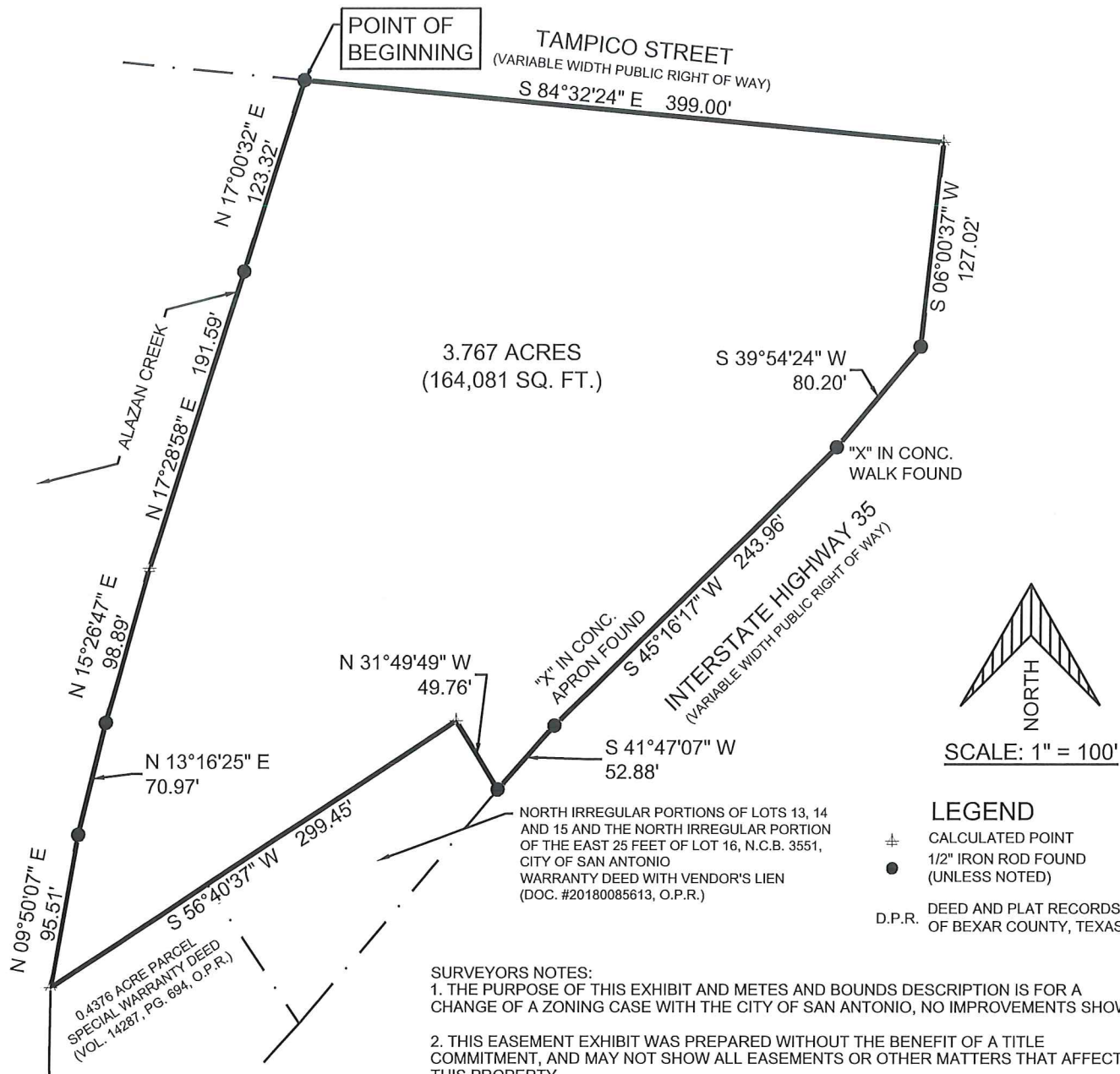
THENCE N 17° 00' 32" E a distance of 123.32 feet to the POINT OF BEGINNING and containing 3.767 acres more or less, as surveyed by Macina, Bose, Copeland, and Associates, Inc.

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: November 28, 2018
Job No: 32252-1269



SURVEYORS NOTES:

1. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF A ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
2. 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.
3. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT.

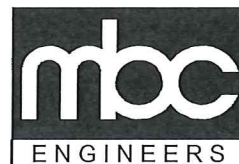
ZONING EXHIBIT

BEING A 3.767 ACRE TRACT OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT, ABSTRACT 20, BEXAR COUNTY, TEXAS; AND BEING ALL OF A 3.763 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6257, PAGE 857, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



JOEL C. JOHNSON

R.P.L.S. #5578



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

DATE: 11/28/2018
JOB NO. 32252-1269
SHEET 1 OF 1