

METES AND BOUNDS DESCRIPTION OF TO A ACCOMPANY ZONING EXHIBIT

A 18.042 ACRE (785,894 SQUARE FEET) SITUATED IN THE ANGEL NAVARRO SURVEY, ABSTRACT 12, SECTION NUMBER 5, COUNTY BLOCK 4295, AND IN THE FRANCISCO RECARDO HERNANDEZ SURVEY, ABSTRACT 6, SECTION NUMBER, COUNTY BLOCK 4301, BEXAR COUNTY, TEXAS; BEING OUT OF A 306.391 ACRE TRACT DESCRIBED IN CONFIRMATION WARRANTY DEED, RECORDED IN VOLUME 14039, PAGE 153, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; BEING OUT OF P-31 A-P32 ABSTRACT ABS6, PROPERTY FORMERLY KNOWN AS 12910 SOMERSET ROAD, BEXAR COUNTY, TEXAS, AS DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN VOLUME 15109, PAGE 835, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS BEING A PORTION OF A 0.753 OF AN ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6933, PAGE 404, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING A PORTION OF A 1.48 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 882, PAGE 273, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 18.042 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch Iron Rod with cap stamped "KFW", on the Southeasterly right of way line of Somerset Road, a variable width public right of way, and marking the most westerly corner of Lot 1, Block 2, County, Block 4295, SWISD Legacy Subdivision, according to plat recorded in Volume 9696, Page 82-85, Deed and Plat Records, Bexar County, Texas;

THENCE S 26° 58' 58" W a distance of 360.99 feet, along the Southeasterly right of way line of said Somerset Road, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at the **POINT OF BEGINNING**;

THENCE S 64° 01' 25" E a distance of 300.00 feet, departing the Southeasterly right of way line of said Somerset Road across said 306.391 Acre Tract to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 25° 58' 35" E a distance of 515.64 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set on the Southerly boundary line of said Lot 1, Block 2;

THENCE S 80° 43' 28" E a distance of 558.89 feet, along the Southerly boundary line of said Lot 1, Block 2, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE S 09° 31' 14" W a distance of 1077.23 feet, departing the Southerly boundary line of said Lot 1, Block 1, across said 306.391 Acre Tract, to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 80° 28' 46" W a distance of 542.74 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set at point of curve to the right;

THENCE along said curve to the right having the following Parameters: Radius = 273.34 feet, Arc Length = 109.45 feet, Chord Bearing = N 70° 43' 08" W and a Chord Distance of 108.72 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 59° 14' 52" W a distance of 216.40 feet to a 1/2-inch Iron Rod at a point of curve to the left;

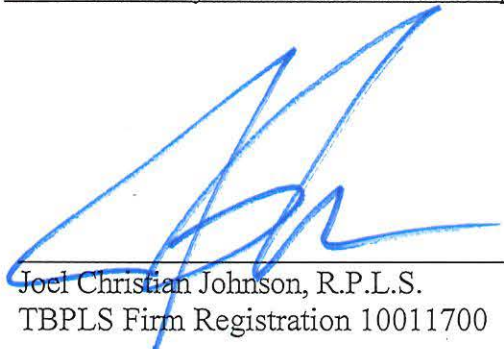
THENCE along said curve to the left having the following Parameters: Radius = 1444.05 feet, Arc Length = 103.34 feet, Chord Bearing = N 28° 00' 50" E and a Chord Distance of 103.31 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 25° 58' 35" E a distance of 312.01 feet to a 1/2-inch Iron Rod with cap stamped "MBC Engineers" Set;

THENCE N 64° 01' 25" W a distance of 300.01 feet to a 1/2-inch Iron Rod on the Southeasterly right of way line of said Somerset Road;

THENCE N 25° 58' 58" E a distance of 90.00 feet, along the Southeasterly right of way line of said Somerset Road, to the **POINT OF BEGINNING** and containing 18.042 Acres more or less, a 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

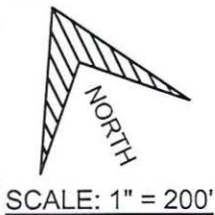


Date: July 20, 2020
Job No: 32644-0965

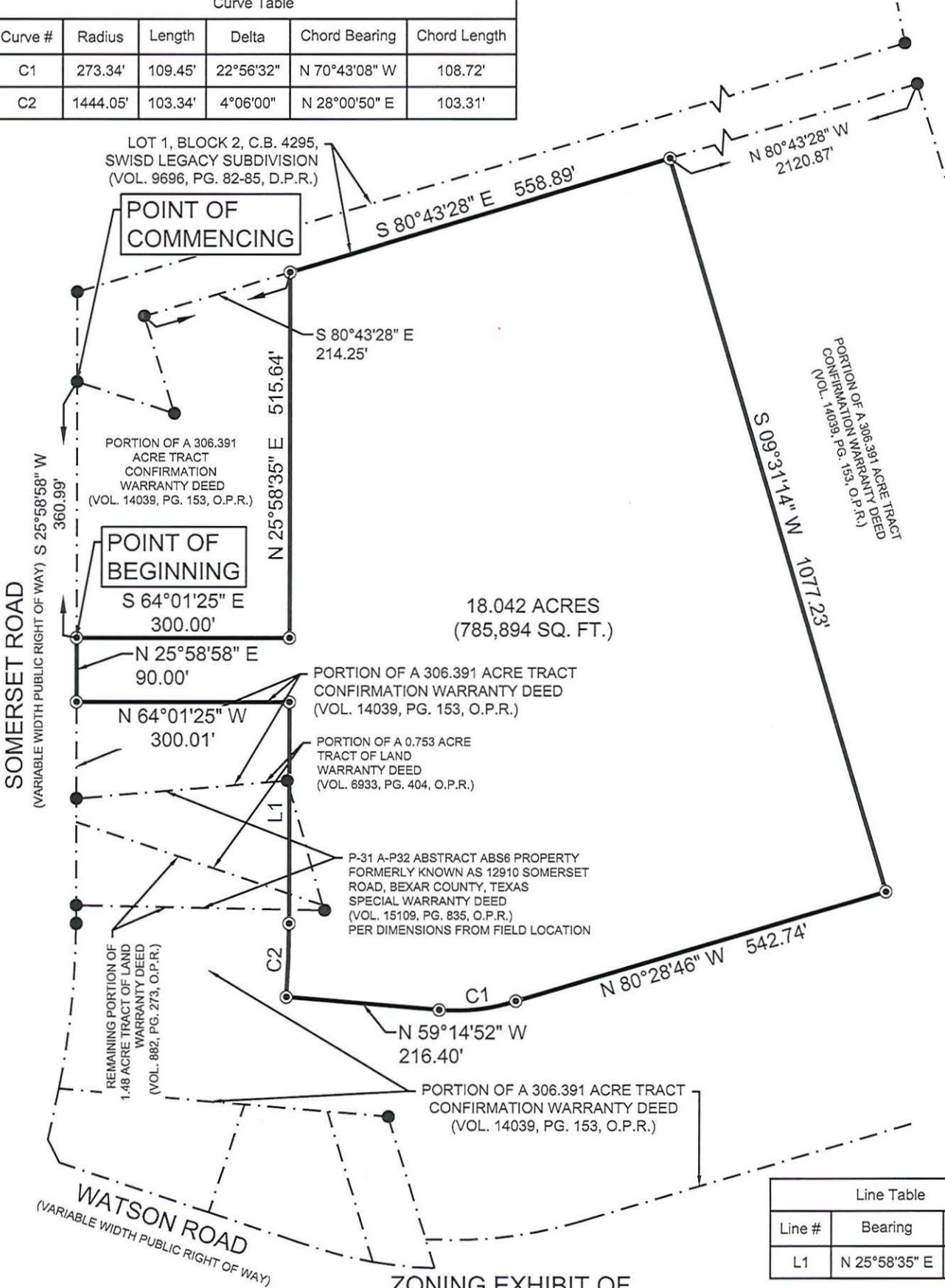
LEGEND

- 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP
"MBC" SET/FOUND

SURVEYORS NOTES:
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. 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 OR EASEMENTS ARE SHOWN
3. THIS ZONING EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS ZONING EXHIBIT.



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	273.34'	109.45'	22°56'32"	N 70°43'08" W	108.72'
C2	1444.05'	103.34'	4°06'00"	N 28°00'50" E	103.31'



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[Signature]
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FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700
DATE: 07/20/2020
REVISED: 08/11/2020
JOB NO. 32644-0965
SHEET 1 OF 1