

**ZONING DESCRIPTION**

**BEING** A 3.25 ACRE (141,575 SQUARE FEET) TRACT OF LAND SITUATED IN THE JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO.3, BEXAR COUNTY, TEXAS, BEING A PORTION OF NEW CITY BLOCK 15667 AND BEING A PORTION OF A CALLED 80.420 ACRE TRACT DESCRIBED IN DEED WITHOUT WARRANTY TO JEN TEXAS 29 LLC RECORDED IN DOCUMENT NO. 20210279111, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND IN THE WEST RIGHT-OF-WAY LINE OF FLORES ROAD, THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN QUITCLAIM DEED TO KATHLEEN P. NICHOLAS IN VOLUME 10385, PAGE 33, DEED RECORDS, BEXAR COUNTY, TEXAS, A SOUTHEAST CORNER OF SAID 80.420 ACRE TRACT;

**THENCE** DEPARTING SAID WEST RIGHT-OF-WAY LINE OF FLORES ROAD AND ALONG THE NORTH LINE OF SAID KATHLEEN P. NICHOLAS TRACT, THE SOUTH LINE OF SAID 80.420 ACRE TRACT THE FOLLOWING FIVE (5) CALLS;

1. SOUTH 80°09'54" WEST, 175.77 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND FOR CORNER;
2. SOUTH 00°22'07" EAST, 177.93 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND FOR CORNER;
3. SOUTH 89°16'49" WEST, 840.60 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND FOR CORNER;
4. NORTH 00°44'01" WEST, 632.14 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE DAWSON" FOUND FOR CORNER;
5. SOUTH 89°32'56" WEST, 353.64 FEET TO A POINT IN THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, THE NORTHWEST CORNER OF SAID KATHLEEN P. NICHOLAS TRACT, THE SOUTHWEST CORNER OF SAID 80.420 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 89°32'56" EAST, 1.58 FEET;

**THENCE** NORTH 00°38'17" WEST, 1830.80 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, THE WEST LINE OF SAID 80.420 ACRE TRACT TO **THE POINT OF BEGINNING**, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** NORTH 00°38'17" WEST, 420.03 FEET CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, THE WEST LINE OF SAID 80.420 ACRE TRACT TO A POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** DEPARTING SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, THE WEST LINE OF SAID 80.420 ACRE TRACT AND OVER AND ACROSS SAID 80.420 ACRE TRACT THE FOLLOWING THREE (3) CALLS:

1. NORTH 89°18'44" EAST, 337.06 FEET TO A POINT FOR THE NORTHEAST CORNER OF HERE HEREIN DESCRIBED TRACT;
2. SOUTH 00°38'17" EAST, 420.03 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
3. SOUTH 89°18'44" WEST, 337.06 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 141,575 SQUARE FEET OR 3.25 ACRES OF LAND.

*James Janisse*  
10/11/24

JAMES JANISSE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6663  
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**ZONING EXHIBIT OF A  
3.25 ACRE TRACT**

JOSE ANTONIO DE LA GARZA SURVEY, ABSTRACT NO. 3  
NEW CITY BLOCK 15667  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

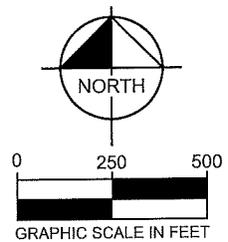
<b>Kimley»Horn</b>						
10101 Reunion Place, Suite 400 San Antonio, Texas 78216			FIRM # 10193973		Tel. No. (210) 541-9166 www.kimley-horn.com	
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>	
N/A	MGB	JLJ	Oct. 2024	068921016	1 OF 2	

CALLED 2.501 ACRE  
 FRANCISCO CABRERA  
 AND MARIA A. CABRERA  
 DOC. NO. 20180186192  
 OPRBC

LOT 50  
 NCB 15666  
 GUERRERO-LOZANO  
 SUBDIVISION  
 VOL. 6559, PG. 176  
 DPRBC

LUIS A. MENDOZA  
 DOC. NO. 20210286112  
 DPRBC

LUIS MANDUJANO  
 (NO RECORD FOUND)



**LEGEND:**

POB = POINT OF BEGINNING  
 IRF = IRON ROD FOUND  
 IRFC = IRON ROD FOUND (W/CAP STAMPED "\_\_\_\_")  
 CM = TxDOT TYPE I CONCRETE MONUMENT  
 YC = YELLOW CAP  
 N.C.B. = NEW CITY BLOCK  
 DRBC = DEED RECORDS OF BEXAR COUNTY  
 OPRBC = OFFICIAL PUBLIC RECORDS BEXAR COUNTY  
 DPRBC = DEED AND PLAT RECORDS BEXAR COUNTY

**GEODETIC NOTE:** THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

**SURVEYORS CERTIFICATION:** THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. THIS IS NOT A LAND TITLE SURVEY. SEE THE SEPARATE LAND TITLE SURVEY UNDER JOB NUMBER 068921016 FOR ADDITIONAL INFORMATION.

PORTION OF  
 CALLED 80.420 ACRE  
 JEN TEXAS NO LLC  
 DOC. NO. 20210279111  
 OPRBC

L8  
 L7  
 L9  
 L10

**3.25 ACRES**  
**141,575 SQ. FT.**

PORTION OF  
 CALLED 80.420 ACRE  
 JEN TEXAS NO LLC  
 DOC. NO. 20210279111  
 OPRBC

N.C.B. 15667

EASEMENT  
 APPROXIMATE LOCATION OF POLE  
 LINE RIGHT OF WAY AGREEMENT  
 (NO WIDTH GIVEN)  
 VOL. 1837, PG 564 DRBC

16' PERMANENT SANITARY  
 SEWER EASEMENT  
 DOC. NO. 20220062040 OPRBC

POINT  
 1/2" IRF BEARS  
 N89°32'56"E, 1.56'

1/2" IRF YC  
 "PAPE DAWSON"

1/2" IRF YC  
 "PAPE DAWSON"

KATHLEEN P. NICHOLAS  
 VOL. 10385, PG. 33  
 DRBC

1/2" IRF YC  
 "PAPE DAWSON"

FLORES ROAD

HWY 281 P.O.B.

14' ELECTRIC EASEMENT  
DOC. NO. 20220280917 OPRBC

P.O.C.

S17°20'22"E  
330.19'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S80°09'54"W	175.77'
L2	S00°22'07"E	177.93'
L3	S89°16'49"W	840.60'
L4	N00°44'01"W	632.14'
L5	S89°32'56"W	353.64'
L6	N00°38'17"W	1830.80'
L7	N00°38'17"W	420.03'
L8	N89°18'44"E	337.06'
L9	S00°38'17"E	420.03'
L10	S89°18'44"W	337.06'

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	MGB	JLJ	Oct. 2024	068921016	2 OF 2