

**ZONING DESCRIPTION**

**BEING** A 77.14 ACRE (3,360,098 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:

**BEGINNING** 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 AND THE HEREIN DESCRIBED 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 AND THE HEREIN DESCRIBED 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 AND THE HEREIN DESCRIBED 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 AND THE HEREIN DESCRIBED TRACT TO A POINT FOR CORNER;

**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 CORNER;
2. NORTH 00°38'17" WEST, 420.03 FEET TO A POINT FOR CORNER;
3. SOUTH 89°18'44" WEST, 337.06 FEET TO A POINT FOR CORNER IN SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, THE WEST LINE OF SAID 80.420 ACRE TRACT;

**THENCE** NORTH 00°38'17" WEST, 775.27 FEET ALONG SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 281, THE WEST LINE OF SAID 80.420 ACRE TRACT AND THE HEREIN DESCRIBED TRACT TO A POINT FOR THE NORTHWEST CORNER OF SAID 80.420 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2" IRON ROD BEARS SOUTH 73°53'45" EAST, 0.25 FEET;

**THENCE** SOUTH 73°53'45" EAST, 780.92 FEET DEPARTING SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 281 AND ALONG THE NORTH LINE OF SAID 80.420 ACRE TRACT AND THE HEREIN DESCRIBED TRACT TO A POINT IN SAID WEST RIGHT-OF-WAY LINE OF FLORES ROAD, FOR THE NORTHEAST CORNER OF SAID 80.420 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8" IRON ROD FOUND BEARS SOUTH 73°53'45" EAST, 0.34 FEET;

**THENCE** ALONG SAID WEST RIGHT-OF-WAY LINE OF FLORES ROAD AND EAST LINE OF SAID 80.420 ACRE TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING FIVE (5) CALLS:

1. SOUTH 13°47'53" EAST, 1,008.52 FEET TO A TXDOT TYPE I CONCRETE MONUMENT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1,392.69 FEET, A CENTRAL ANGLE OF 06°41'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°18'52" EAST, 162.40 FEET;
2. IN A SOUTHERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 162.49 FEET TO A TXDOT TYPE I CONCRETE MONUMENT (DAMAGED) FOR CORNER;
3. SOUTH 07°03'57" EAST, A DISTANCE OF 1,224.03 FEET TO A TXDOT TYPE I CONCRETE MONUMENT AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 1,950.08 FEET, A CENTRAL ANGLE OF 10°13'51", AND A CHORD BEARING AND DISTANCE OF SOUTH 12°09'22" EAST, 347.75 FEET;
4. IN A SOUTHERLY DIRECTION, WITH SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 348.21 FEET TO A TXDOT TYPE I CONCRETE MONUMENT FOR CORNER;
5. SOUTH 17°20'23" EAST, A DISTANCE OF 551.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 3,360,098 SQUARE FEET OR 77.14 ACRES OF LAND.

*James Janisse*  
10/11/24

JAMES JANISSE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6663  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-729-0100  
JAY.JANISSE@KIMLEY-HORN.COM



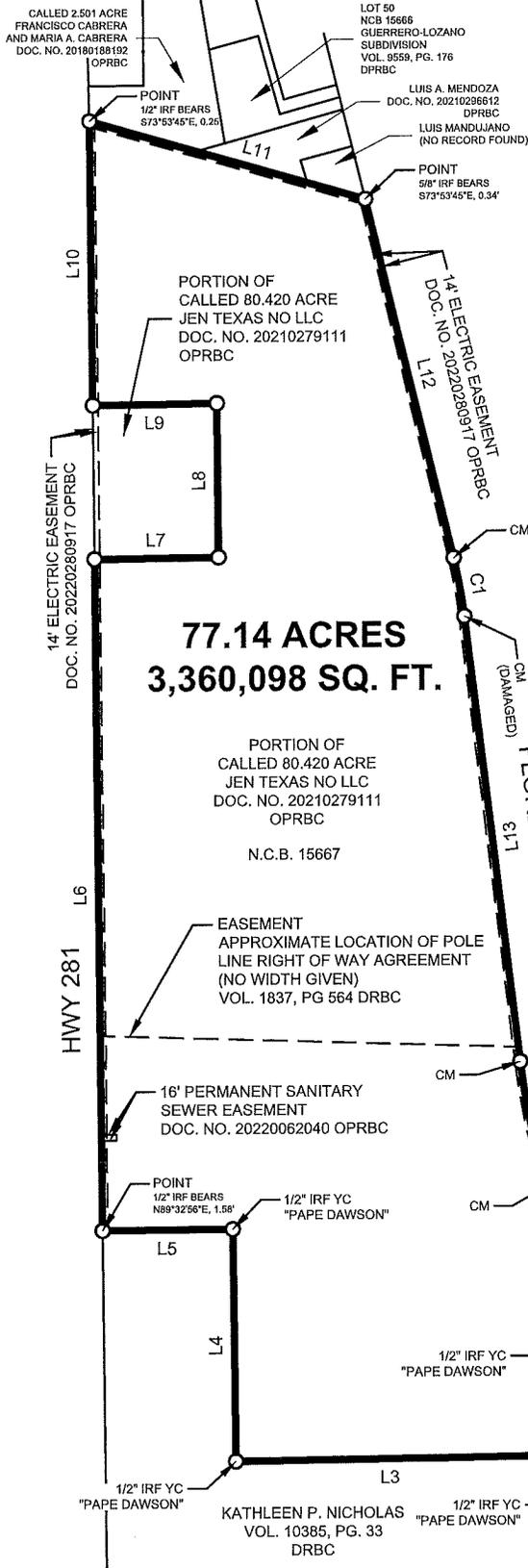
**ZONING EXHIBIT OF A  
77.14 ACRE TRACT**

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

**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MGB	JLJ	Oct. 2024	068921016	1 OF 2



**77.14 ACRES**  
**3,360,098 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, 1.58'

1/2" IRF YC  
"PAPE DAWSON"

POINT  
1/2" IRF BEARS  
S73°53'45"E, 0.26'

1/2" IRF YC  
"PAPE DAWSON"

POINT  
5/8" IRF BEARS  
S73°53'45"E, 0.34'

1/2" IRF YC  
"PAPE DAWSON"

POINT  
1/2" IRF BEARS  
S73°53'45"E, 0.26'

1/2" IRF YC  
"PAPE DAWSON"

POINT  
1/2" IRF BEARS  
N89°32'56"E, 1.58'

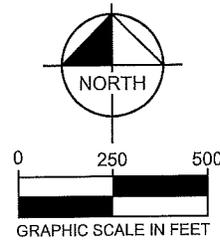
1/2" IRF YC  
"PAPE DAWSON"

POINT  
1/2" IRF BEARS  
N89°32'56"E, 1.58'

1/2" IRF YC  
"PAPE DAWSON"

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	N89°18'44"E	337.06'
L8	N00°38'17"W	420.03'
L9	S89°18'44"W	337.06'
L10	N00°38'17"W	775.27'
L11	S73°53'45"E	780.92'
L12	S13°47'53"E	1008.52'
L13	S07°03'57"E	1224.03'
L14	S17°20'23"E	551.27'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	6°41'06"	1392.69'	162.49'	S10°18'52"E	162.40'
C2	10°13'51"	1950.08'	348.21'	S12°09'22"E	347.75'



**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.

## ZONING EXHIBIT OF A 77.14 ACRE TRACT

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

# Kimley»Horn

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

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

JAMES JANISSE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6663  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH. 210-729-0100  
JAY.JANISSE@KIMLEY-HORN.COM