

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

Z-2022-100700108
PA-20202-11600035

ZONING
METES AND BOUNDS
DESCRIPTION FOR A

0.860 ACRES (37,448 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF THE 2.109-ACRE TRACT DESCRIBED IN THE MBC PLAT NO. 20-11800552 AS LOT 2, COUNTY BLOCK 28, N.C.B. 15849, SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID PLAT RECORDED IN VOLUME 20002, PAGE 1032 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING: At a 1/2-Inch Iron Rod with cap "MBC" Found on the South Right-of-Way line of Lakeside Parkway and marking the Northeast corner of said Lot 2;

THENCE S 00° 05' 38" E, 101.03 feet departing the South Right-of-Way line of said Lakeside Parkway along and with the East line of said Lot 2 to the **POINT OF BEGINNING** of the herein after described 0.860 Acre Tract of Land;

THENCE S 00° 05' 38" E, 332.09 feet, continuing along the Easterly Property line of Lot 2, County Block 28, N.C.B. 15849, to the Southeasterly corner of Lot 2 and the herein described Tract;

THENCE N 86° 38' 55" W, 109.18 feet, along the Southerly Property line of Lot 2, to a point for the Southwesterly Corner of the herein described Tract;

THENCE N 00° 51' 20" W, 192.83 feet along a Line Parallel to the Easterly ROW Line of Ingram Road to a 96 Foot Offset, to a Point of Curvature of a Curve to the Right;

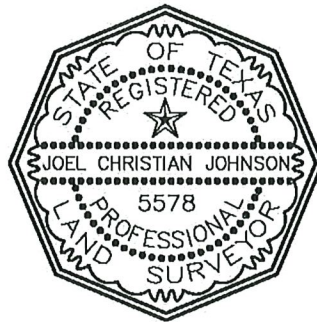
THENCE 153.14 Feet, continuing along the 96 Foot Offset Line to Ingram Road, along a Curve to the Right having a Delta Angle of 02°49' 38", a Radius of 3,103.49 Feet and a Chord Which Bears N 00° 33' 30" E, 153.12 Feet to a Point for the Northwesterly Corner of the herein described Tract;

THENCE N 77° 48' 12" W, 28.09 feet, along a line parallel to the Southerly ROW Line of Lakeside Parkway at a 100 Foot Offset, to a Point of Curvature to the Left;

THENCE 83.62 Feet, continuing along a Line Parallel to the Southerly ROW Line of Lakeside Parkway, along a Curve to the Left having a Delta Angle of $04^{\circ}20'10''$, a Radius of 1105.00 Feet and a Chord Which Bears S $80^{\circ}09'47''$ E, 83.60 Feet to the **POINT OF BEGINNING** and POINT OF CLOSURE, containing 0.860 Acres (37,448 square feet) of land, more or less.

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: May 04, 2022
Job No. 32926-0770



SURVEYORS NOTES:

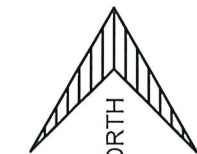
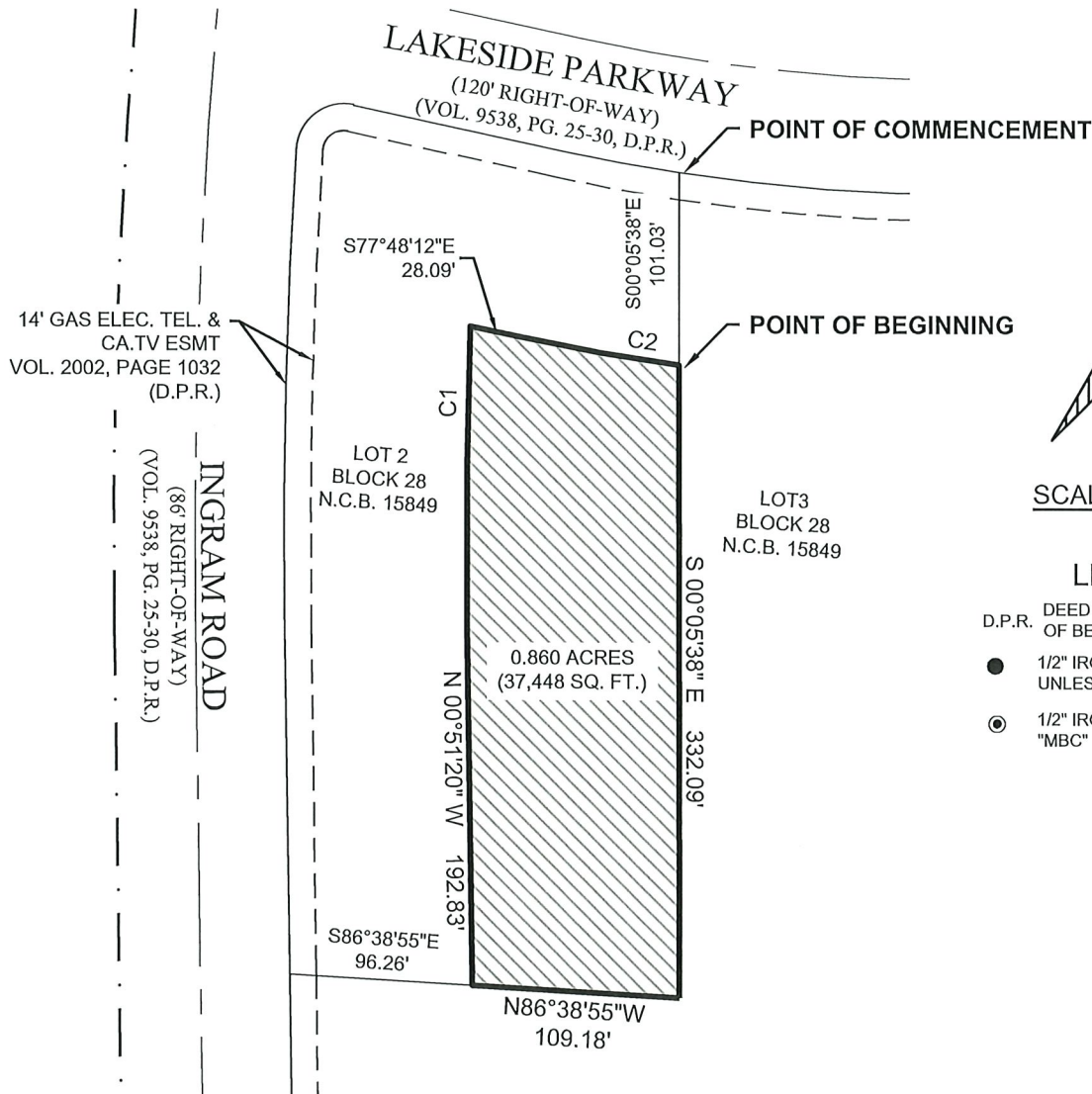
1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.

2. NO IMPROVEMENTS SHOWN. ZONING EXHIBIT ONLY. CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

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 EASEMENT EXHIBIT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	153.14'	3103.49'	2°49'38"	N 00°33'30" E	153.12'
C2	83.62'	1105.00'	4°20'10"	S 80°09'47" E	83.60'



SCALE: 1" = 100'

LEGEND

- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND

ZONING EXHIBIT

0.860 ACRES (37,448 SQUARE FEET) TRACT OF LAND, MORE OR LESS, OUT OF THE 2.109-ACRE TRACT DESCRIBED IN THE MBC PLAT NO. 20-11800552 AS LOT 2, COUNTY BLOCK 28, N.C.B. 15849, SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID PLAT RECORDED IN VOLUME 20002, PAGE 1032 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.



[Signature]
JOEL C. JOHNSON

R.P.L.S. #5578



1035 Central Parkway North
San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
FIRM REGISTRATION NUMBER:
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 05/04/2022
JOB NO. 32926-0770
SHEET 1 OF 1