



Z-2022-10700180
PA-2022-11600066

📍 P.O. BOX 992 | 6477 FM 311, SPRING BRANCH, TX 78070
🔗 WWW.SHERWOODSURVEYING.COM
📍 TBPELS FIRM #10044200

FIELDNOTE DESCRIPTION
C-2 REZONE AREA
24.926 ACRES

BEING 24.926 ACRES OUT OF LOT 1, BLOCK 1, N.C.B. 18083, C.B. 4433, INGRAM WEST SUBDIVISION, RECORDED IN VOLUME 9512, PAGE 191, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 24.926 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE NORTHEASTERLY RIGHT OF WAY LINE OF MABE ROAD, COMMON WITH THE SOUTHEASTERLY BOUNDARY LINE OF A 1.50 ACRE TRACT CONVEYED TO BEXAR COUNTY BY DEED RECORDED IN VOLUME 2301, PAGE 110 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAME MARKING THE WESTERLY CORNER OF SAID LOT 1 AND THE **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, N 65° 53' 55" E, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID 1.50 ACRE TRACT AND THE SOUTHERLY BOUNDARY LINE OF A 0.95 ACRE TRACT CONVEYED TO BEXAR COUNTY BY DEED RECORDED IN VOLUME 3999, PAGE 469 OF DEED RECORDS OF BEXAR COUNTY, COMMON WITH A NORTHWESTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 277.97 FEET TO A FOUND 1/2" IRON ROD SITUATED AT THE SOUTHEASTERLY CORNER OF SAID 0.95 ACRE TRACT;

THENCE, N 24° 01' 54" W, ALONG THE EASTERLY BOUNDARY LINE OF SAID 0.95 ACRE TRACT, COMMON WITH A WESTERLY BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 216.22 FEET TO THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, INTO AND ACROSS SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

N 65° 06' 16" E, A DISTANCE OF 1274.08 FEET TO THE NORTHERLY CORNER HEREOF;

S 73° 29' 08" E, A DISTANCE OF 62.52 FEET TO THE NORTHEASTERLY CORNER HEREOF;

S 24° 37' 47" E, A DISTANCE OF 645.34 FEET TO THE EASTERLY CORNER HEREOF;

S 22° 54' 42" W, A DISTANCE OF 86.29 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

S 67° 18' 54" W, A DISTANCE OF 1542.36 FEET TO THE SOUTHERLY CORNER HEREOF, SITUATED IN THE NORTHEASTERLY RIGHT OF WAY LINE OF MABE ROAD, COMMON WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1;

THENCE, N 24° 21' 33" W, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 472.85 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 24.926 ACRES OF LAND, MORE OR LESS.



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A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

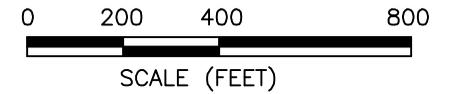
I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

06/24/2022

RICHARD A. GOODWIN, R.P.L.S. 4069
STATE OF TEXAS
PROJECT NO. 22MAN001

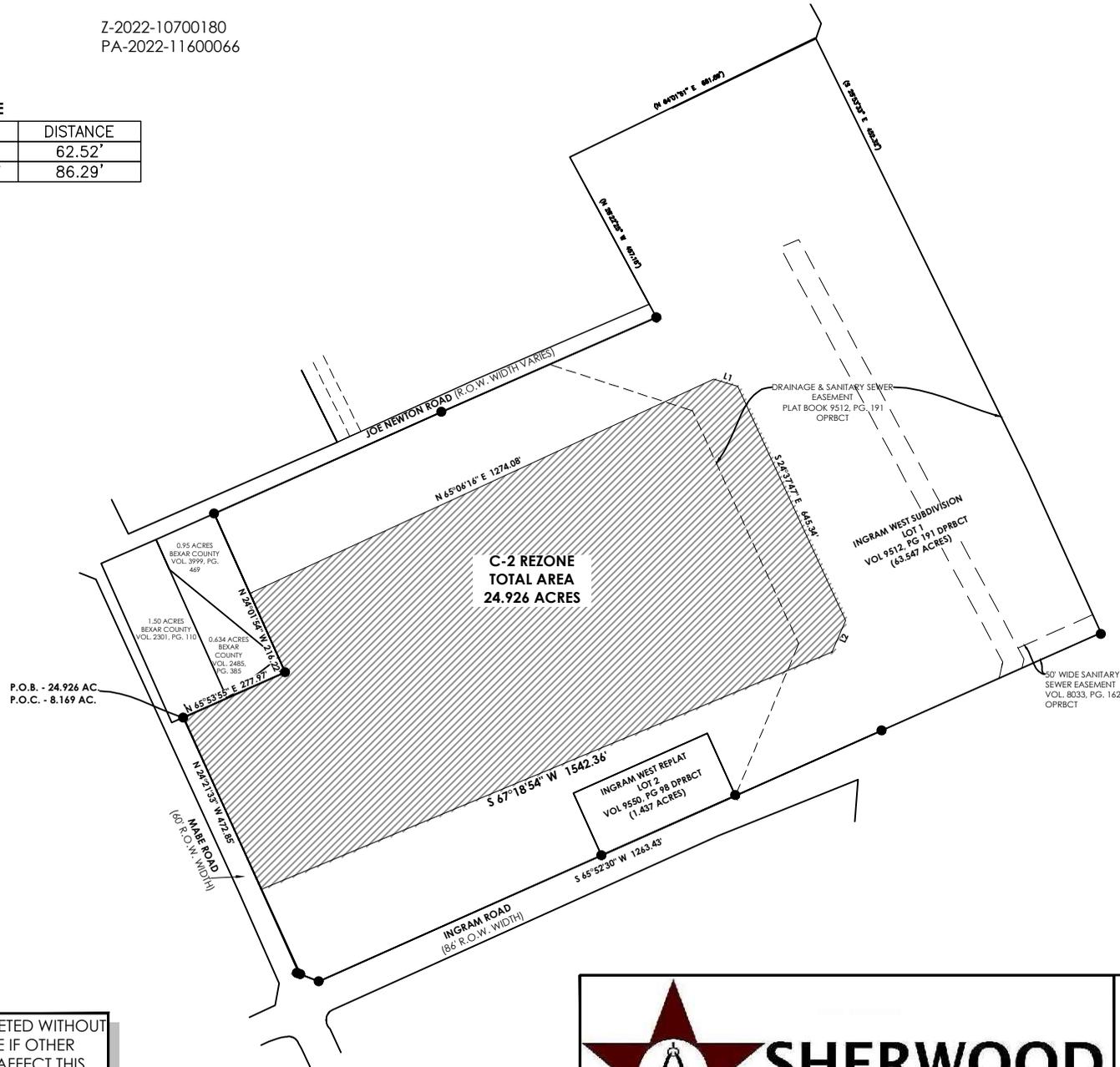


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LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°29'08" E	62.52'
L2	S 22°54'42" W	86.29'



**C-2 REZONE AREA
LEGAL DESCRIPTION**
BEING 24.926 ACRES OUT OF LOT 1, BLOCK 1, N.C.B. 18083, C.B. 4433, INGRAM WEST SUBDIVISION, VOLUME 9512, PAGE 191 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

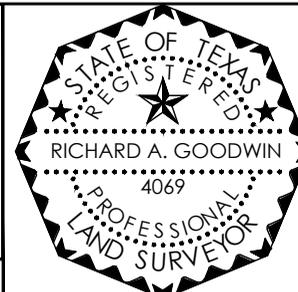
SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE

DATE OF FIELDWORK: JUNE 2022

**SHERWOOD
SURVEYING & S.U.E.**
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL
6477 FM 311, P.O. BOX 992 TBPELS FIRM#10044200
SPRING BRANCH, TEXAS 78070
PHONE (830) 228-5788 FAX (830) 885-2170



SURVEYORS CERTIFICATE

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF FEBRUARY, 2022, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Richard A. Goodwin 6/24/22
RICHARD A. GOODWIN DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4069

DATE: 6/24/2022 DRAWN BY: VLH PROJECT No. 22MAN001



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FIELDNOTE DESCRIPTION
C-3 REZONE AREA
8.169 ACRES

BEING 8.169 ACRES, CONSISTING OF 6.732 ACRES OUT OF LOT 1, BLOCK 1, N.C.B. 18083, C.B. 4433, INGRAM WEST SUBDIVISION, RECORDED IN VOLUME 9512, PAGE 191, AND ALL OF LOT 2, BLOCK 1, N.C.B. 18083, C.B. 4433, REPLAT OF INGRAM WEST SUBDIVISION, VOLUME 9550, PAGE 98, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 8.169 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD IN THE NORTHEASTERLY RIGHT OF WAY LINE OF MABE ROAD, COMMON WITH THE SOUTHEASTERLY BOUNDARY LINE OF A 1.50 ACRE TRACT CONVEYED TO BEXAR COUNTY BY DEED RECORDED IN VOLUME 2301, PAGE 110 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAME MARKING THE WESTERLY CORNER OF SAID LOT 1;

THENCE, S 24° 21' 33" E, ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1, COMMON WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF MABE ROAD, A DISTANCE OF 472.85 FEET TO THE NORTHWESTERLY CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, INTO AND ACROSS SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

N 67° 18' 54" E, A DISTANCE OF 1542.36 FEET TO THE NORTHEASTERLY CORNER HEREOF;

S 22° 22' 37" W, A DISTANCE OF 334.17 FEET TO THE SOUTHEASTERLY CORNER HEREOF, SITUATED IN THE NORTHWESTERLY RIGHT OF WAY LINE OF INGRAM ROAD, COMMON WITH THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 1 AND SAID LOT 2;

THENCE, S 65° 52' 30" W, ALONG SAID COMMON A DISTANCE OF 1263.43 FEET TO A FOUND 1/2" IRON ROD IN THE NORTHWESTERLY RIGHT OF WAY LINE OF INGRAM ROAD;

THENCE, N 69° 01' 15" W, A DISTANCE OF 49.66 FEET TO A FOUND 1/2" IRON ROD IN THE NORTHEASTERLY RIGHT OF WAY LINE OF MABE ROAD, COMMON WITH THE SOUTHWESTERLY BOUNDARY LINE OF SAID LOT 1;

THENCE, N 24° 21' 33" W, ALONG SAID COMMON LINE, A DISTANCE OF 233.57 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 8.169 ACRES OF LAND, MORE OR LESS.



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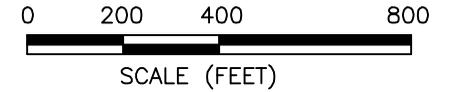
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06/24/2022

RICHARD A. GOODWIN, R.P.L.S. 4069
STATE OF TEXAS
PROJECT NO. 22MAN001

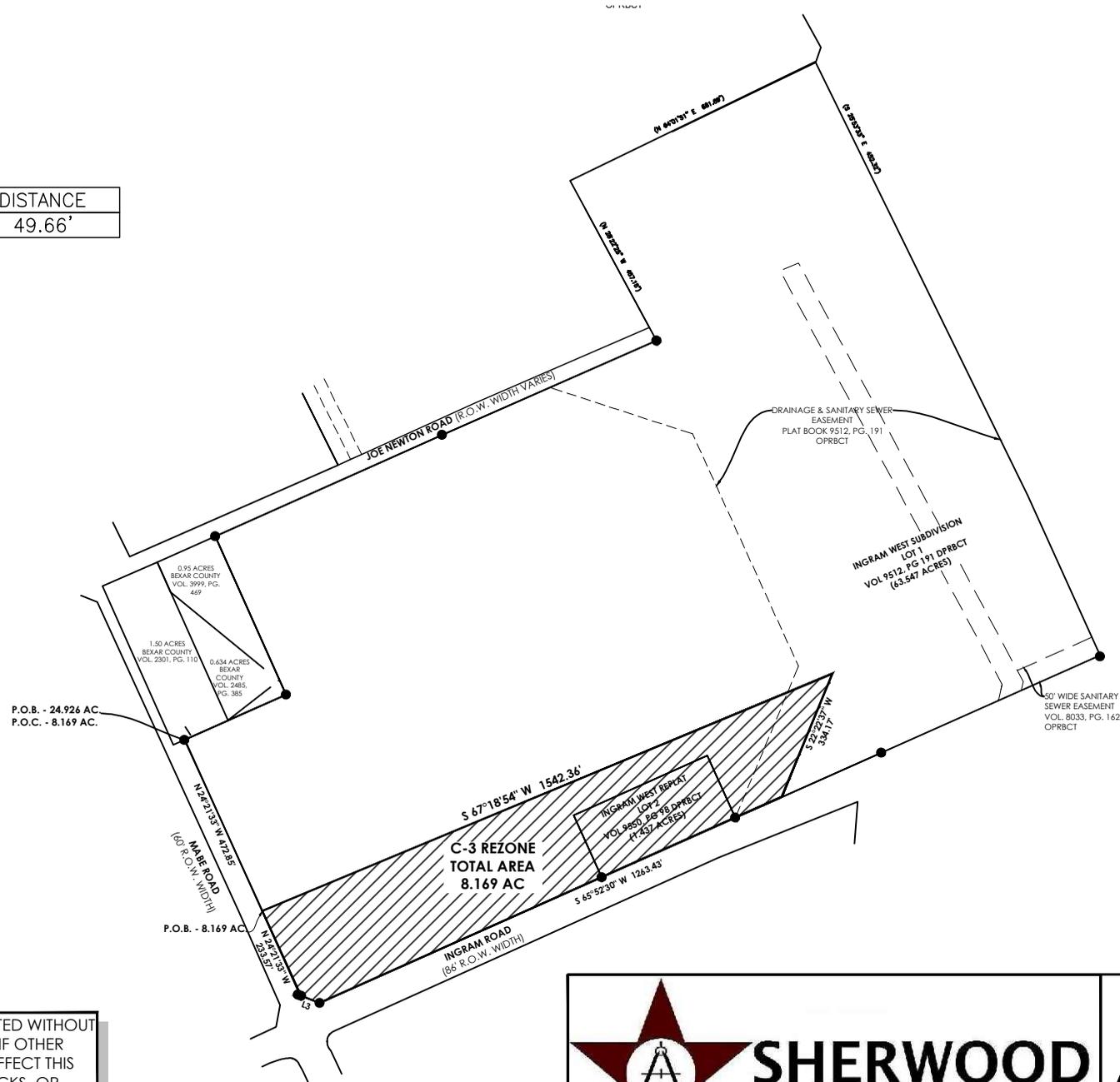


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LINE TABLE

LINE	BEARING	DISTANCE
L3	N 69°01'15" W	49.66'



P.O.B. - 24.926 AC.
 P.O.C. - 8.169 AC.

P.O.B. - 8.169 AC

**C-3 REZONE AREA
 LEGAL DESCRIPTION**

BEING 8.169 ACRE, CONSISTING OF 6.732 ACRES OUT OF LOT 1, BLOCK 1, N.C.B. 18083, C.B. 4433, INGRAM WEST SUBDIVISION, VOLUME 9512, PAGE 191 AND ALL OF LOT 2, BLOCK 1, N.C.B. 18083, C. B. 4433, REPLAT OF INGRAM WEST SUBDIVISION, VOLUME 9550, PAGE 98, BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR NOTES:

THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.
 BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE
 DATE OF FIELDWORK: 2/22/2022

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Richard A. Goodwin
RICHARD A. GOODWIN
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 4069

6/24/22

DATE

DATE: 6/23/2022 DRAWN BY: VLH PROJECT No. 22MAN001