

**METES AND BOUNDS DESCRIPTION
TO ACCOMPANY ZONING EXHIBIT**

A 0.870 OF AN ACRE (37,917 SQUARE FEET) TRACT OF LAND, OUT OF LOT 4, BLOCK 1, NEW CITY BLOCK 18598, SHAVANO LDR NO. 4, ACCORDING TO PLAT RECORDED IN VOLUME 20001, PAGE 78, PLAT RECORDS, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod found on the Westerly boundary line of Lot 3, Block 1, New City Block 18598, Shavano LDR No. 4, according to plat recorded in Volume 20001, Page 78, Plat Records, Bexar County, Texas and marking the Southeasterly corner of said Lot 4;

THENCE N 78° 09' 51" W a distance of 131.00 feet, along the Southerly boundary line of said Lot 4, to a Point;

THENCE N 42° 18' 53" W a distance of 46.23 feet, departing the Southerly boundary line of said Lot 4, across said Lot 4, to a Point;

THENCE S 46° 42' 38" W a distance of 33.00 feet to a Point on the Southerly boundary line of said Lot 4;

THENCE N 78° 09' 51" W a distance of 3.00 feet, along the Southerly boundary line of said Lot 4, to a 1/2-Inch Iron Rod Found;

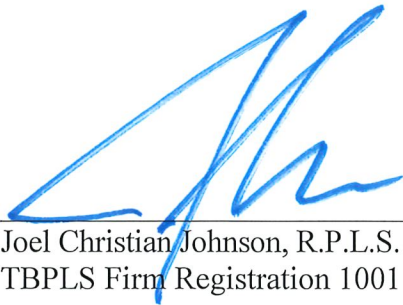
THENCE S 46° 42' 38" W a distance of 32.09 feet, continuing along the Southerly boundary line of said Lot 4, to 1/2-Inch Iron Rod with cap stamped "MBC Engineers" Set marking the Southwesterly corner of said Lot 4 and being the Southeasterly corner of Lot 5, Block 1, New City Block 18598, Shavano LDR No. 4, according to plat recorded in Volume 20001, Page 78, Plat Records, Bexar County, Texas;

THENCE along the common boundary line of said Lot 5 and said Lot 4, and along a curve to the right having the following Parameters: Radius = 1146.02 feet, Arc Length = 341.94 feet, Delta = 17° 05' 43", Chord Bearing = N 13° 07' 17" W and a Chord Distance = 340.67 feet to a 1/2-Inch Iron Rod Found;

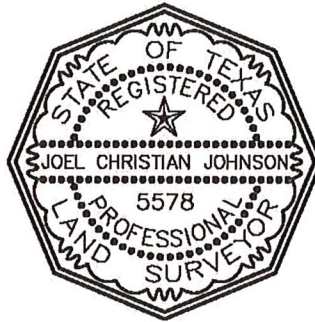
THENCE N 85° 23' 28" E a distance of 22.50 feet, continuing along the common boundary line of said Lot 5 and said Lot 4, to a Point, bearing S 85° 23' 28" W a distance of 7.46 feet from a 1/2-Inch Iron Rod Found;

THENCE S 37° 02' 11" E a distance of 439.23 feet, departing the common boundary line of said Lot 5 and said Lot 4, across said Lot 4, to the **POINT OF BEGINNING** and containing 0.870 of an Acre more or less as surveyed by Macina, Bose, Copeland and Associates.

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: October 12, 2022
Job No: 33258-1075