

FIELD NOTE DESCRIPTION

**BULVERDE CROSSING: REZONE EXHIBIT
21.090 ACRES**

BEING: A 21.090 ACRE, MORE OR LESS, TRACT OF LAND OUT OF LOT 5, BLOCK 10, NEW CITY BLOCK 17728, NEC BULVERDE/1604 2 SUBDIVISION RECORDED IN VOLUME 9669, PAGE 132-135 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. SAID 21.095 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A POINT FOR THE EAST CORNER OF SAID LOT 5, THE SOUTH CORNER OF LOT 901, BLOCK 10, OF SAID NEC BULVERDE/1604 2, ON THE NORTHWEST LINE OF A 20.145 ACRE TRACT RECORDED IN VOLUME 3086, PAGE 275 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS;

THENCE: S 45°26'24" W, ALONG AND WITH THE SOUTHEAST LINE OF SAID LOT 5, AND THE NORTHWEST LINE OF SAID 20.145 ACRE TRACT, A DISTANCE OF 194.52 FEET TO A 1/2" IRON ROD FOUND WITH YELLOW CAP "PAPE DAWSON";

THENCE: S 02°14'44" E, CONTINUING ALONG AND WITH THE EAST LINE OF SAID LOT 5, THE WEST LINE OF 20.145 ACRE TRACT, A DISTANCE OF 157.26 FEET TO A POINT;

THENCE: DEPARTING THE WEST LINE OF SAID 20.145 ACRE TRACT, OVER AND ACROSS SAID LOT 5 THE FOLLOWING BEARINGS AND DISTANCES:

1. S 87°45'16" W, A DISTANCE OF 202.54 FEET TO A POINT;
2. S 24°57'38" W, A DISTANCE OF 220.35 FEET TO A POINT;
3. S 32°38'13" W, A DISTANCE OF 4.85 FEET TO A POINT;
4. S 87°47'37" W, A DISTANCE OF 300.94 FEET TO A POINT;
5. S 84°55'52" W, A DISTANCE OF 322.40 FEET TO A POINT;
6. N 05°01'05" W, A DISTANCE OF 167.26 FEET TO A POINT;
7. S 85°56'30" W, A DISTANCE OF 55.11 FEET TO A POINT;
8. S 68°03'49" W, A DISTANCE OF 311.36 FEET TO A POINT;

9. NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 378.05 FEET, A CENTRAL ANGLE OF 05°47'24", A CHORD BEARING AND DISTANCE OF N 17°21'23" W, 38.19 FEET, FOR AN ARC LENGTH OF 38.20 FEET TO A POINT;
10. N 14°26'16" W, A DISTANCE OF 95.95 FEET TO A POINT;
11. NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1162.00 FEET, A CENTRAL ANGLE OF 16°03'09", A CHORD BEARING AND DISTANCE OF N 06°24'50" W, 324.49 FEET, FOR AN ARC LENGTH OF 325.55 FEET TO A POINT;
12. N 88°59'26" E, PASSING THE SOUTHWEST CORNER OF LOT 13, BLOCK 10, NEC BULVERDE CROSSING RECORDED IN VOLUME 9690, PAGE 169 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AT A DISTANCE OF 13.15 FEET TO A 1/2" IRON ROD FOUND WITH CAP "PAPE DAWSON", AND CONTINUING FOR A TOTAL DISTANCE OF 196.70 FEET TO A 1/2" IRON ROD FOUND WITH CAP "PAPE DAWSON" FOR THE SOUTHEAST CORNER OF SAID LOT 13;

THENCE: N 33°50'31" E, ALONG AND WITH THE SOUTHEAST LINE OF SAID LOT 13, AT A DISTANCE OF 548.12 FEET, PASSING A 1/2" IRON ROD FOUND WITH YELLOW CAP "PAPE DAWSON" AT THE NORTHEAST CORNER OF SAID LOT 13, AND CONTINUING FOR A TOTAL DISTANCE OF 611.18 FEET TO A POINT;

THENCE: OVER AND ACROSS SAID LOT 5 THE FOLLOWING BEARINGS AND DISTANCES:

1. S 55°55'04" E, A DISTANCE OF 257.83 FEET TO A POINT;
2. S 70°09'50" E, A DISTANCE OF 46.92 FEET TO A POINT;
3. N 87°09'09" E, A DISTANCE OF 224.31 FEET TO A POINT;
4. S 53°22'58" E, A DISTANCE OF 80.28 FEET TO A POINT;
5. N 36°37'02" E, A DISTANCE OF 24.00 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 5, THE SOUTHWEST LINE OF SAID LOT 901;

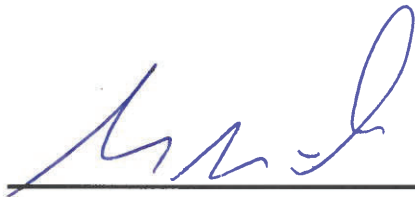
THENCE: S 53°22'50" E, ALONG AND WITH THE NORTHEAST LINE OF SAID LOT 5, THE SOUTHWEST LINE OF SAID LOT 901, A DISTANCE OF 479.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.090 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

George Voss Survey No. 340 1/2, Abstract No. 788
G.M. Goll Survey No. 352, Abstract No. 282
Bexar County, TX

February 17, 2022
LJAS001-SA213-401: Rezoning Exhibit
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BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2018). ALL DISTANCES ARE SURFACE VALUES, TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALED FACTOR OF 0.99987002. ALL DISTANCES ARE U.S. SURVEY FEET.

AN EXHIBIT OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PROPERTY DESCRIPTION.



Gordon N. Anderson

Date: 2/17/2022

Registered Professional Land Surveyor No. 6617

LJA Surveying, Inc.

1100 Northeast Loop 410, Suite 850

San Antonio, Texas 78209

(210) 503-2700

TBPLS No. 10194382

Line Table		
Line #	Direction	Length
L1	S45° 26' 16"W	194.52'
L2	S02° 14' 44"E	157.26'
L3	S87° 45' 16"W	202.54'
L4	S24° 57' 38"W	220.35'
L5	S32° 38' 13"W	4.85'
L6	S87° 47' 37"W	300.94'
L7	S84° 55' 52"W	322.40'
L8	N05° 01' 05"W	167.26'
L9	S85° 56' 30"W	55.11'
L10	S68° 03' 49"W	311.36'
L11	N14° 26' 16"W	95.95'
L12	N88° 59' 26"E	196.70'
L13	N33° 50' 31"E	611.18'
L14	S55° 55' 04"E	257.83'
L15	S70° 09' 50"E	46.92'
L16	N87° 09' 09"E	224.31'
L17	S53° 22' 58"E	80.28'
L18	N36° 37' 02"E	24.00'
L19	S53° 23' 50"E	479.39'

LEGEND

△ PROPOSED REZONING BOUNDARY
CORNERS
1 1/2" IRON ROD FOUND W/ CAP
"PAPE DAWSON" (UNLESS NOTED)
1 1/2" IRON ROD FOUND
(UNLESS NOTED)

BOUNDARY LINE	ADJOINER LINE	SURVEY LINE (APPROXIMATE)
D.P.R.B.C.TX.	DEED & PLAT RECORDS BEXAR COUNTY TEXAS	
O.P.R.B.C.TX.	OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS	
P.O.B.	POINT OF BEGINNING	
(1)	NEC BULVERDE/1604. 2 VOL. 9669 PG 132 D.P.R.B.C.	
(2)	NEC BULVERDE RETAIL CENTER VOL. 9682 PG. 18 D.P.R.B.C.	



FM LOOP 1604 (VARIABLE R.O.W.)

Date: February 17, 2022

Gordon N. Anderson
Registered Professional Land Surveyor No. 6617

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21.090 ACRES
 GEORGE VOSS SURVEY NO. 340 1/2, ABSTRACT NO. 788
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