

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;

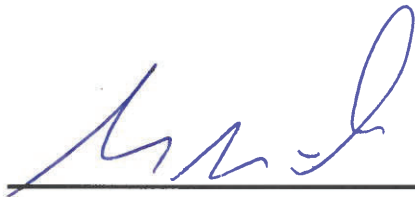
THENCE: S 53°22'50" E, ALONG AND WITH THE NORTHEAST LINE OF SAID LOT 5, THE SOUTHWEST LINE OF SAID LOT 901, A DISTANCE OF 479.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.090 ACRES IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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.

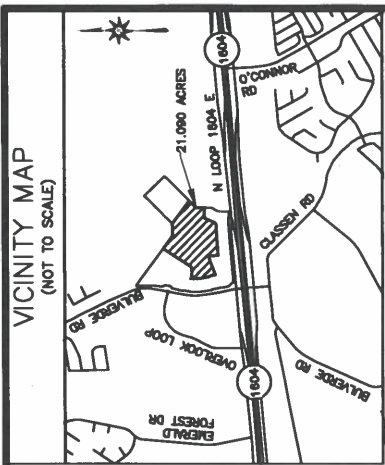
1100 Northeast Loop 410, Suite 850

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TBPLS No. 10194382

Z2022-10700057 ERZD



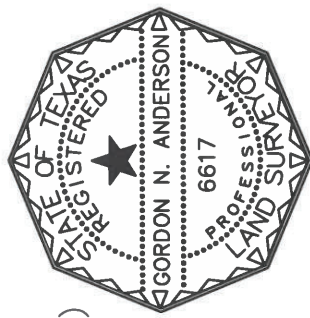
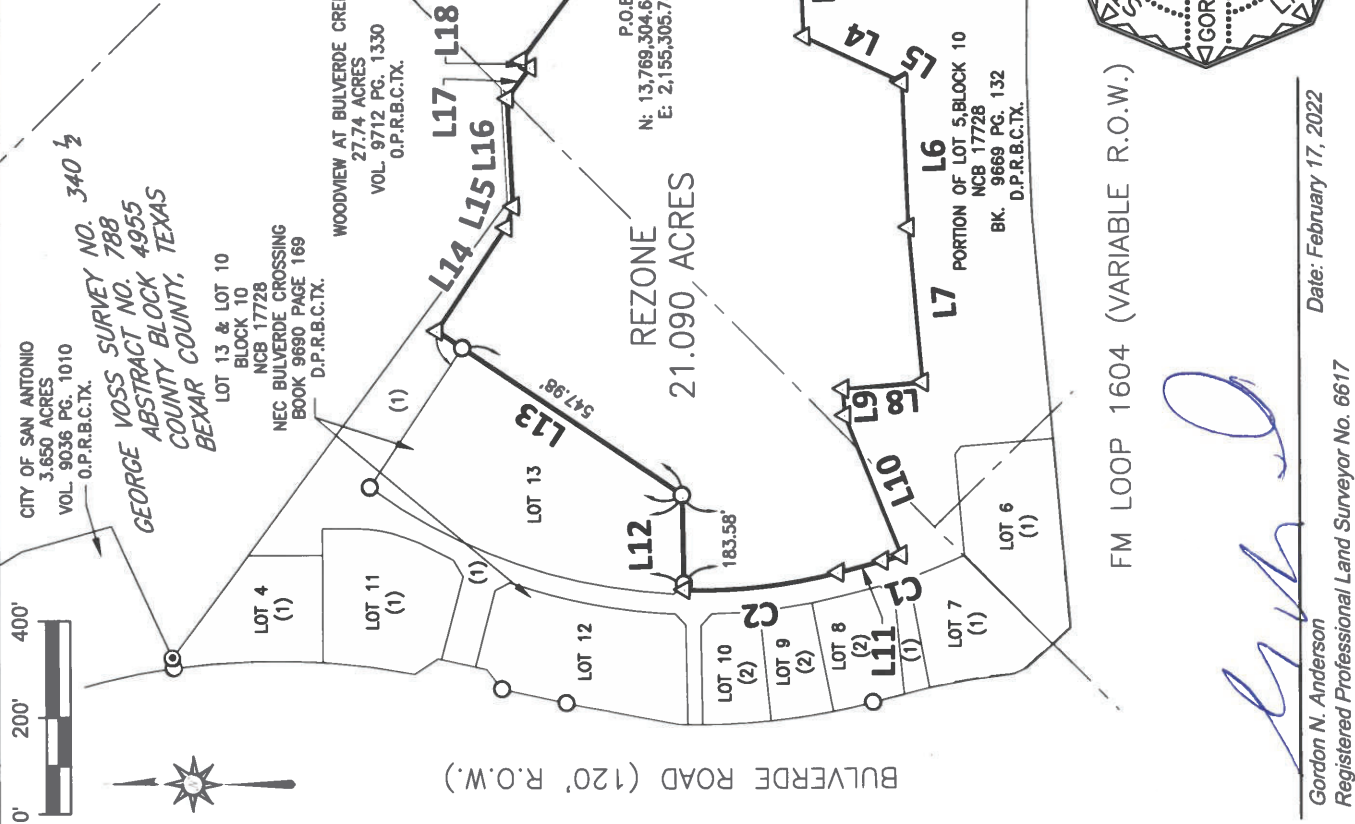
Line Table		
Line #	Direction	Length
L1	S45° 26' 16"W	194.52'
L2	S02° 14' 44"E	157.26'
L3	S87° 45' 16"W	202.54'
L4	S24° 57' 38"W	220.35'
L5	S32° 38' 13"W	4.85'
L6	S87° 47' 37"W	300.94'
L7	S84° 55' 52"W	322.40'
L8	N05° 01' 05"W	167.26'
L9	S85° 56' 30"W	55.11'
L10	S68° 03' 49"W	311.36'
L11	N14° 26' 16"W	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'

NOTE :
1. ALL BEARINGS AND COORDINATES ARE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (US SURVEY FOOT). ALL DISTANCES AND ACRES SHOWN ARE SURFACE TO OBTAIN GRID VALUES MULTIPLY SURFACE DISTANCES BY A COMBINED SCALE FACTOR OF 0.99987002.
2. THIS EXHIBIT IS BEING SUBMITTED ALONG WITH A SURVEYOR'S FIELD NOTE DESCRIPTION OF THE HEREON DESCRIBED TRACT.

LEGEND

- PROPOSED REZONING BOUNDARY CORNERS
- 1/2" IRON ROD FOUND W/ CAP
- "PAPE DAWSON" (UNLESS NOTED)
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- BOUNDARY LINE
- ADJOINER LINE
- SURVEY LINE (APPROXIMATE)
- DEED & PLAT RECORDS BEXAR COUNTY TEXAS
- OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS
- POINT OF BEGINNING
- NEC BULVERDE/1604.2 VOL. 9669 PG. 132 D.P.R.B.C.TX.
- NEC BULVERDE RETAIL CENTER VOL. 9682 PG. 18 D.P.R.B.C.TX.

Curve Table				
Curve #	Arc Length	Radius	Delta	Chord Bearing
C1	38.20'	378.05	5°47'24"	N17° 21' 23"W
C2	325.55'	1,162.00	16°03'09"	N06° 24' 50"W



Date: February 17, 2022

Gordon N. Anderson
Registered Professional Land Surveyor No. 6617

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T.B.P.L.S. Firm No. 10194382

BULVERDE CROSSING: REZONE EXHIBIT
21.090 ACRES
GEORGE VOSS SURVEY NO. 340 1/2, ABSTRACT NO. 788
GM. GOLL SURVEY NO. 352, ABSTRACT NO. 282
BEXAR COUNTY, TEXAS

DATE:	2/17/2022
DRWN BY:	BC
CHKD BY:	GA
PROJ NO.	LJA5001-SA213