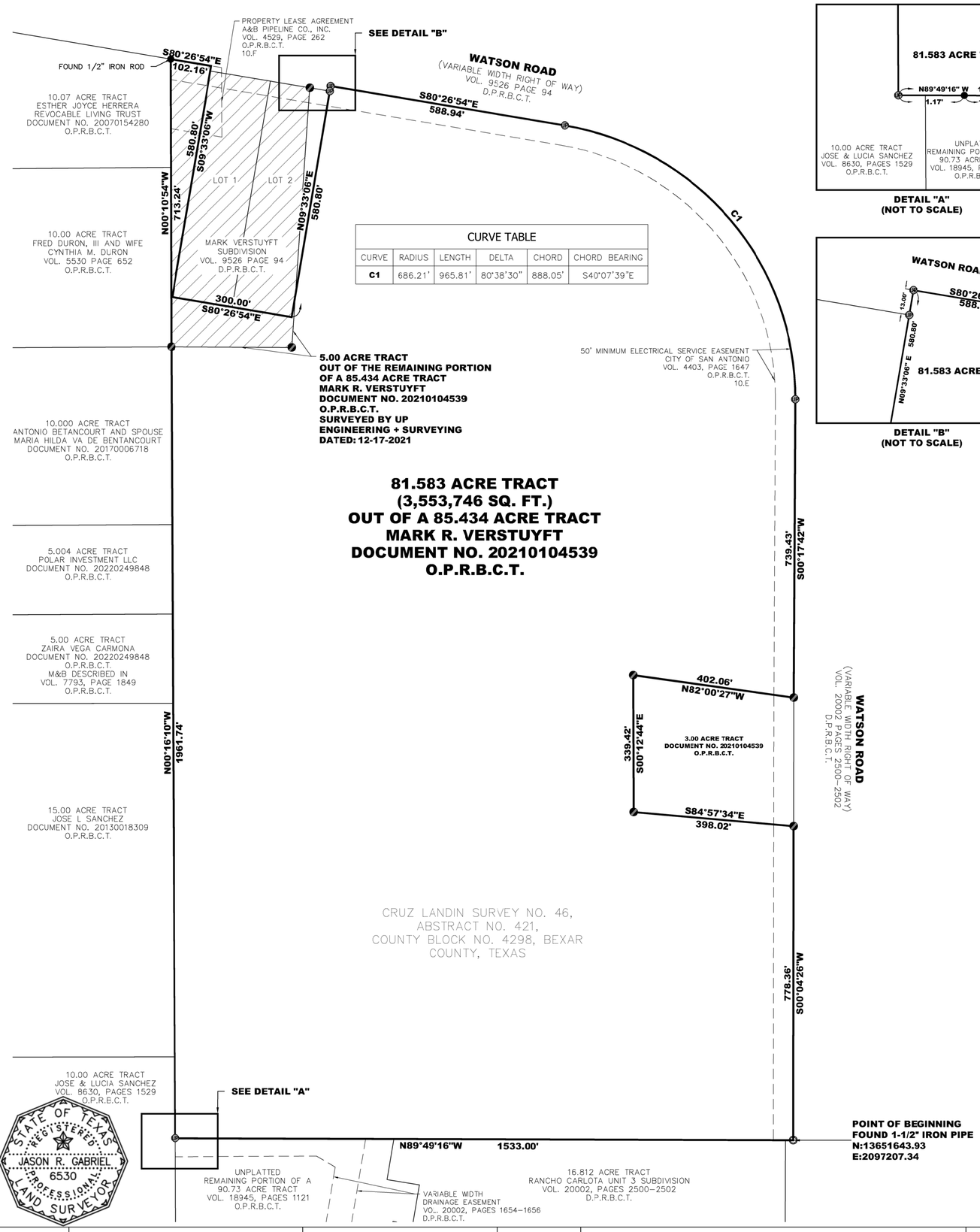
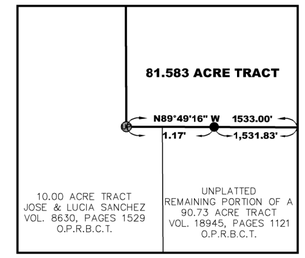
GENERAL NOTES:

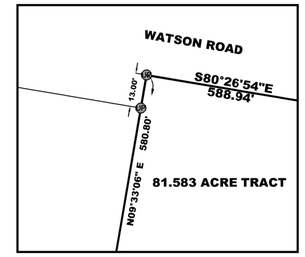
1. INSTRUMENT NUMBER REFERENCE: DOCUMENT NO. 20210104539, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, (O.P.R.B.C.T.)
2. BEARING BASIS = TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204 NORTH AMERICAN DATUM OF 1983 (2011)
3. SUBJECT PROPERTY CONTAINS: A 81.583 ACRE (3,553,746 SQ. FT.) TRACT, BEING OUT OF A 85.434 ACRE TRACT RECORDED IN DOCUMENT NO. 20210343556, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
4. PROPERTY ADDRESS: 13235 WATSON RD, VON ORMY, TX 78073



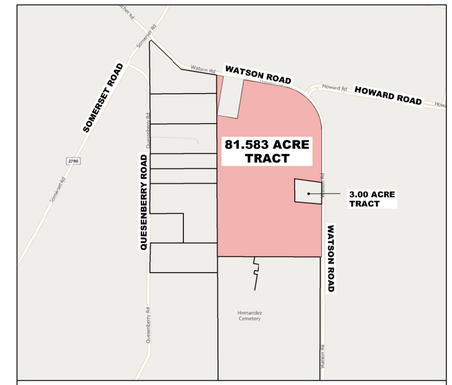
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	686.21'	965.81'	80°38'30"	888.05'	S40°07'39"E



DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)



VICINITY MAP

NOT TO SCALE

A DESCRIPTION OF A 81.583 OF AN ACRE (3,553,746 SQ. FT.) TRACT, BEING OUT OF A 85.434 ACRE TRACT, RECORDED IN DOCUMENT NO. 20210104539, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (O.P.R.B.C.T.), SITUATED IN THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT NO. 421, COUNTY BLOCK 4298, VON ORMY, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A FOUND 1-1/2" IRON PIPE, ON THE WEST RIGHT-OF-WAY LINE OF WATSON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED IN VOLUME 20002, PAGES 2500-2502, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (D.P.R.B.C.T.), THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE NAD 83, TEXAS SOUTH CENTRAL ZONE (N: 13,651,643.93, E: 2,097,207.34);

THENCE: NORTH 89°49'16" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF WATSON ROAD, ALONG AND WITH THE NORTH LINES OF A 16.812 ACRE TRACT, RECORDED IN VOLUME 20002, PAGES 2500-2502, D.P.R.B.C.T., AND THE REMAINING PORTION OF A 90.73 ACRE TRACT, RECORDED IN VOLUME 18945, PAGES 1121, O.P.R.B.C.T., AT A DISTANCE OF 1,531.83 FEET PASS A FOUND 1" IRON PIPE, AND CONTINUING FOR A TOTAL DISTANCE OF 1,533.00 FEET TO A SET 1/2" IRON ROD WITH PLASTIC GREEN CAP STAMPED "UP ENG & SURVEYING", ON THE EAST LINE OF A 10.00 ACRE TRACT, RECORDED IN VOLUME 8630, PAGE 1529, O.P.R.B.C.T., THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 00°16'10" WEST, ALONG AND WITH THE WEST LINE OF THE AFOREMENTIONED 85.434 ACRE TRACT, A DISTANCE OF 1,961.74 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC GREEN CAP STAMPED "UP ENG & SURVEYING", THE SOUTHWEST CORNER OF A 5.00 ACRE TRACT, OUT OF THE AFOREMENTIONED 85.434 ACRE TRACT, SURVEYED BY UP ENGINEERING + SURVEYING, DATED DECEMBER 17, 2021, THE SOUTHEAST CORNER OF A 10.00 ACRE TRACT, RECORDED IN VOLUME 5530, PAGE 652, O.P.R.B.C.T., THE NORTHEAST CORNER OF A 10.000 ACRE TRACT, RECORDED IN DOCUMENT NO. 20170006718, O.P.R.B.C.T., AN ANGLE OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 00°10'54" WEST, ALONG AND WITH THE WEST LINE OF THE AFOREMENTIONED 85.434 ACRE TRACT, AND THE WEST LINE OF 5.00 ACRE TRACT, A DISTANCE OF 713.24 FEET TO A FOUND 1/2" IRON ROD, ON THE SOUTH RIGHT-OF-WAY LINE OF WATSON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, RECORDED IN VOLUME 9526, PAGE 94, D.P.R.B.C.T., THE NORTHEAST CORNER OF A 10.07 ACRE TRACT, RECORDED IN DOCUMENT NO. 20070154280, O.P.R.B.C.T., THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 80°26'54" EAST, ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF WATSON ROAD, A DISTANCE OF 102.16 FEET TO A POINT, A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 09°33'06" WEST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF WATSON ROAD, A DISTANCE OF 580.80 FEET TO A POINT, AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 80°26'54" EAST, A DISTANCE OF 300.00 FEET TO A POINT, AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 09°33'06" EAST, AT A DISTANCE OF 567.80 FEET PASS A FOUND 1/2" IRON ROD WITH A PLASTIC GREEN CAP STAMPED "UP ENG & SURVEYING", AND CONTINUING FOR A TOTAL DISTANCE OF 580.80 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC GREEN CAP STAMPED "UP ENG & SURVEYING", ON THE SOUTH RIGHT-OF-WAY LINE OF WATSON ROAD, THE NORTHEAST CORNER OF THE AFOREMENTIONED 5.00 ACRE TRACT, THE NORTHERNMOST NORTHWEST CORNER OF THE EEREIN DESCRIBED TRACT;

THENCE: ALONG AND WITH THE SOUTH RIGHT-OF-WAY LINE OF WATSON ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) SOUTH 80°26'54" EAST, A DISTANCE OF 588.94 FEET TO A SET 1/2" IRON ROD WITH A PLASTIC GREEN CAP STAMPED "UP ENG & SURVEYING", AN ANGLE OF THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
2) 965.81 FEET, THE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 80°38'30", A RADIUS OF 686.21 FEET AND A CHORD BEARING AND LENGTH OF SOUTH 40°07'35" EAST, A DISTANCE OF 888.05 FEET TO A SET 1/2" IRON ROD WITH A PLASTIC GREEN CAP STAMPED "UP ENG & SURVEYING", ON THE WEST RIGHT-OF-WAY LINE OF WATSON ROAD, A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 00°17'42" WEST, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF WATSON ROAD, A DISTANCE OF 739.43 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC GREEN CAP STAMPED "UP ENG & SURVEYING", THE NORTHEAST CORNER OF A 3.00 ACRE TRACT, RECORDED IN DOCUMENT NO. 20210104539, O.P.R.B.C.T., A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: NORTH 82°00'27" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF WATSON ROAD, A DISTANCE OF 402.06 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC GREEN CAP STAMPED "UP ENG & SURVEYING", THE NORTHWEST CORNER OF THE AFOREMENTIONED 3.00 ACRE TRACT, AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 00°12'44" EAST, A DISTANCE OF 339.42 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC GREEN CAP STAMPED "UP ENG & SURVEYING", THE SOUTHWEST CORNER OF THE AFOREMENTIONED 3.00 ACRE TRACT, AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 84°57'34" EAST, A DISTANCE OF 398.02 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC GREEN CAP STAMPED "UP ENG & SURVEYING", ON THE WEST RIGHT-OF-WAY LINE OF WATSON ROAD, THE SOUTHEAST CORNER OF THE AFOREMENTIONED 3.00 ACRE TRACT, A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: SOUTH 00°04'26" WEST, ALONG AND WITH THE WEST RIGHT-OF-WAY OF WATSON ROAD, A DISTANCE OF 778.36 FEET TO THE **POINT OF BEGINNING** CONTAINING 81.583 ACRES (3,553,746 SQ. FT.), MORE OR LESS.

LEGEND

- = PROPERTY LINE
- = EXISTING BOUNDARY
- = EXISTING EASEMENT
- = FOUND 1" IRON PIPE *(UNLESS NOTED OTHERWISE)*
- = FOUND 1-1/2" IRON PIPE
- = SET 1/2" IRON ROD WITH GREEN PLASTIC CAP "UP ENG & SURVEY"
- = FOUND 1/2" IRON ROD WITH GREEN PLASTIC CAP "UP ENG & SURVEY"

VOL. = VOLUME
N.C.B. = NEW CITY BLOCK
C.B. = COUNTY BLOCK
D.R.B.C.T. = DEED RECORDS OF BEXAR COUNTY TEXAS
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS
D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS

= 5.00 ACRE TRACT SURVEYED BY UP ENGINEERING + SURVEYING

CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES, THAT HE IS A DULY REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, AND FURTHER THAT:

THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Date: 05/09/2023

JASON R. GABRIEL, RPLS, TEXAS NO. 6530
WESTWOOD PROFESSIONAL SERVICES
211 NORTH LOOP 1604 EAST, SUITE 205
SAN ANTONIO, TX 78232
TBPELS No. 10074301

STATE OF TEXAS REGISTERED JASON R. GABRIEL 6530 PROFESSIONAL LAND SURVEYOR

PROJECT NO.	413.00
CHECKED:	---
DRAWN:	SGP
FIELD CREW:	MW
FIELD WORK DATE:	05/03/2023

REVISIONS:

PREPARED FOR:

EMPOWER COMMUNITIES, LLC

SCALE: 1"=200'

200 100 0 200

ZONING EXHIBIT
81.583 ACRE TRACT
(3,553,746 SQ. FT.)

PROPERTY ADDRESS: 13235 WATSON RD, VON ORMY, TX 78073
Von Ormy, Bexar County, Texas

UP ENGINEERING + SURVEYING
11903 JONES MALTSBERGER RD, SUITE 102
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-17992 TBPELS F-10194606

SHEET NUMBER:
1 OF 1

DATE: 05/09/2023

U:_Projects\4 3 - Watson Rd. 81.434ac 4LTA Survey\Data\06 Surveying\Field and Drafting\C3 Exhibits\81.583 Acre Tract - Zoning Exhibit and Metes and Bounds\80.583Acre Tract - Boundary Survey - For Zoning.dwg 2023/05/09 3:45pm sam