

| Curve Table |         |          |           |               |              |
|-------------|---------|----------|-----------|---------------|--------------|
| Curve #     | Length  | Radius   | Delta     | Chord Bearing | Chord Length |
| C1          | 55.55'  | 430.00'  | 7°24'08"  | S 33°51'50" E | 55.51'       |
| C2          | 368.47' | 430.00'  | 49°05'51" | S 62°06'49" E | 357.30'      |
| C3          | 36.13'  | 370.00'  | 5°35'43"  | S 83°52'26" E | 36.12'       |
| C4          | 88.92'  | 4976.21' | 1°01'26"  | N 54°03'46" E | 88.92'       |

**POINT OF COMMENCEMENT**

LOT 31  
BLOCK 1, N.C.B. 15911  
CROSSWINDS C&D  
VOLUME 9565, PAGE 199  
(D.P.R.)

S30°14'32"E  
29.16'  
N 59°39'18" E  
23.21'

**POINT OF BEGINNING**

14' ELEC., GAS, TEL. &  
CA.TV. ESM'T  
VOL. 20001, PG. 1474 (D.P.R.)

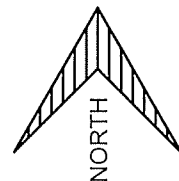
TECH COM

**LOT 47**  
(2.146 ACRES)

LOT 46  
BLOCK 1, N.C.B. 15911  
CROSSWINDS DRAINAGE DETENTION  
VOLUME 20001, PAGE 1474 (D.P.R.)

**SURVEYORS NOTES:**

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
2. THE PURPOSE OF THIS EXHIBIT AND METES AND BOUNDS DESCRIPTION IS FOR A CHANGE OF ZONING CASE WITH THE CITY OF SAN ANTONIO, NO IMPROVEMENTS SHOWN.
3. THIS EASEMENT EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND MAY NOT SHOW ALL EASEMENTS OR OTHER MATTERS THAT AFFECT THIS PROPERTY.
4. METES AND BOUNDS DESCRIPTION PREPARED ON THE SAME DATE SHALL ACCOMPANY THIS EASEMENT EXHIBIT.



SCALE: 1" = 100'

**LEGEND**

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ⊙ 1/2" IRON ROD W/CAP "MBC" SET/FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

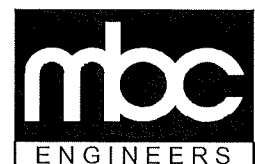
**ZONING EXHIBIT OF**

A 2.146 ACRES (148,568 SQUARE FOOT) TRACT OF LAND, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING ALL OF LOT 47, BLOCK 1, NEW CITY BLOCK 15911, CROSSWINDS DRAINAGE DETENTION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 20001, PAGES 1474 - 1476 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



JOEL C. JOHNSON

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FIRM REGISTRATION NUMBER:  
T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 11/17/2021  
JOB NO. 32023-1674  
SHEET 1 OF 1