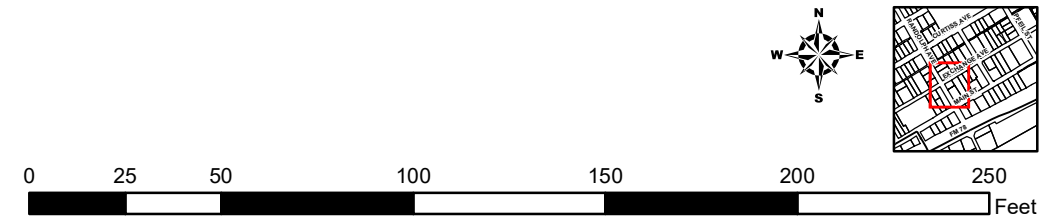


Classification

- (PRE) Pre-Development
- (PDD) Planned Development
- (PUB) Public Use
- (R-A) Single-family Residential/Agricultural
- (R-1) Single-Family Residential
- (R-2) Single-Family Residential
- (R-3) Two-Family Residential
- (R-4) Apartment/Multi-Family Residential
- (R-6) Single-family Residential
- (R-7) Single-family Residential
- (GH) Garden Home/Single-Family Residential (Zero Lot Line)
- (TH) Townhome
- (MHS) Manufactured Home Subdivision
- (MHP) Manufactured Home Parks
- (GB) General Business
- (GB-2) General Business II
- (NS) Neighborhood Services
- (OP) Office and Professional
- (MSMU) Main Street Mixed Use
- (M-1) Manufacturing (Light)
- (M-2) Manufacturing (Heavy)
- (DVL) Development Agreement (Delayed Annexation)

Proposed Zoning Change

204 Randolph Ave
 ABS: 221 SUR: G MALPAZ 0.1400 AC.



**CROSS BRANCH
SURVEYING**
10615 PERRIN BEITEL #703
SAN ANTONIO, TEXAS 78217
(210) 828-1102

STATE OF TEXAS
COUNTY OF GUADALUPE

0.14 ACRES
204 RANDOLPH BLVD.

BEING A 0.14 ACRE TRACT OUT OF THE G. MALPAZ SURVEY NO. 67, GUADALUPE COUNTY, TEXAS, BEING ALL OF THAT SAME TRACT DESCRIBED IN DOCUMENT NO. 202199019648 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod found in the southwest line of that certain tract of land conveyed to Francisco H. & L.T. Coronado by deed recorded in Volume 518, Page 643, of the Deed Records of Guadalupe County, Texas, same being the north corner of a 0.3418-acre tract of land conveyed to MM STX, LLC by deed recorded in Document No. 201999027444 of the Official Public Records of Guadalupe County, Texas, same being the east corner and the **POINT OF BEGINNING** of this herein described tract;

THENCE, S 60°00’00” W, leaving the southwest line of said Coronado tract, with the northwest line of said 0.3418-acre tract, a distance of **89.06 feet** to a ½” iron rod set in the northeast right-of-way line of Randolph Avenue for the west corner of said 0.3418-acre tract, same being the south corner of this herein described tract and the east corner of that certain 779 square foot tract of land conveyed to Urban Renewal Agency of the City of Schertz;

THENCE, N 30°00’00” W, with the northeast right-of-way line of Randolph Avenue, a distance of **54.14 feet** to a ½” iron rod set at the beginning of a tangent curve to the right;

THENCE, 23.56 feet with said curve to the right, having a radius of 15.00 feet, a central angle of 90°00’00” and a chord which bears N 15°00’00” E, a distance of 21.21 feet to a ½” iron rod set in the southeast right-of-way line of Exchange Avenue for the point of tangency;

THENCE, N 60°00’00” E (the bearing basis), with the southeast right-of-way line of Exchange Avenue, a distance of **74.06 feet** to a ½” iron rod set for the west corner of said Coronado tract, same being the north corner of this herein described tract;

THENCE, S 30°00’00” E, leaving the southeast right-of-way line of Exchange Avenue, with the southwest line of said Coronado tract, a distance of **69.14 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.14 acres (6,109 square feet) of land, more or less, within these metes and bounds.

I hereby certify that this survey was performed upon the ground May 24th, 2022, under my direct supervision and is true and correct to the best of my knowledge.



Caesar A. Garcia
Registered Professional Land Surveyor No. 5904
WO #22-5-4D

