

**THE STATE OF TEXAS:  
COUNTY OF BEXAR:**

**Project Name: Downtown Streets  
Main / San Pedro / Navarro Project  
Project Number: 40-00300**

**Parcel No. 19439**

**BEING A 0.143 OF AN ACRE (6,248 SQ. FT.) TRACT OF LAND, BEING OUT OF LOT 1, BLOCK 8, NCB 790, AND BEING ALL OF THE REMAINING PORTION OF A 0.164 OF AN ACRE TRACT OF LAND CONVEYED TO H. GLENN HUDDLESTON, AUGUST 16, 1995, RECORDED IN VOLUME 6503, PAGE 1641 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a found ½" iron rod (N: 13,708,053.76; E: 2,129,856.33), in the existing west Right-of-Way line of North Main Avenue, a variable width Right-of-Way at the northeast corner of said remaining portion of a 0.164 of an acre tract and of the herein described tract;

**THENCE**, S. 01°14'08" E., 124.54 feet, with the east line of said remainder of a 0.164 of an acre tract and the west Right-of-Way line of North Main Avenue, to a point of curvature of a tangent curve to the right of the herein described tract;

**THENCE**, an arc length of 17.50 feet, having a radius of 12.00 feet, a tangent of 10.72 feet, a delta of 83°33'55" and a chord bearing and distance of S. 40°32'50" W., 15.99 feet, along said curve to the right, to a point in the east Right-of-Way line of San Pedro Avenue as described in Volume 8165, Page 476 of the Official Public Records of Real Property of Bexar County, Texas, for the south corner of said remainder of a 0.164 of an acre tract and of the herein described tract;

**THENCE**, N. 34°04'20" W., 133.84 feet, along the west line of said remainder of a 0.164 of an acre and the existing east Right-of-Way line of San Pedro Avenue, to a point for the northwest corner of the herein described tract;

**THENCE**, N. 72°40'29" E., with the north line of said remainder of a 0.164 of an acre tract, at 4.53 feet passing a found nail in concrete for southwest corner of Lot 8, Block 8 of the West Quincy Subdivision recorded in Volume 9569, Page 187 of the Deed and Plat Records of Bexar County, Texas, in all a total distance of 86.62 feet to the Point of Beginning and containing 0.143 of an acre (6,248 sq. ft.) of land more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	0.143 Acres (Deed)
Parcel 19439	<u>0.143 Acres</u>
Remainder	0.000 Acres

Bearing based on NAD 83(93), South Central Zone

No part of this Parcel has been dedicated previously by Plat or Replat


All coordinates are surface using a scale factor of: 1.00017

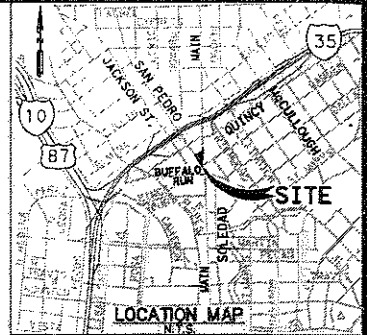
Plat prepared this day.

Surveyed on the ground 16<sup>th</sup>, day of March, 2015.

Plat Prepared by Bain Medina Bain, Inc.

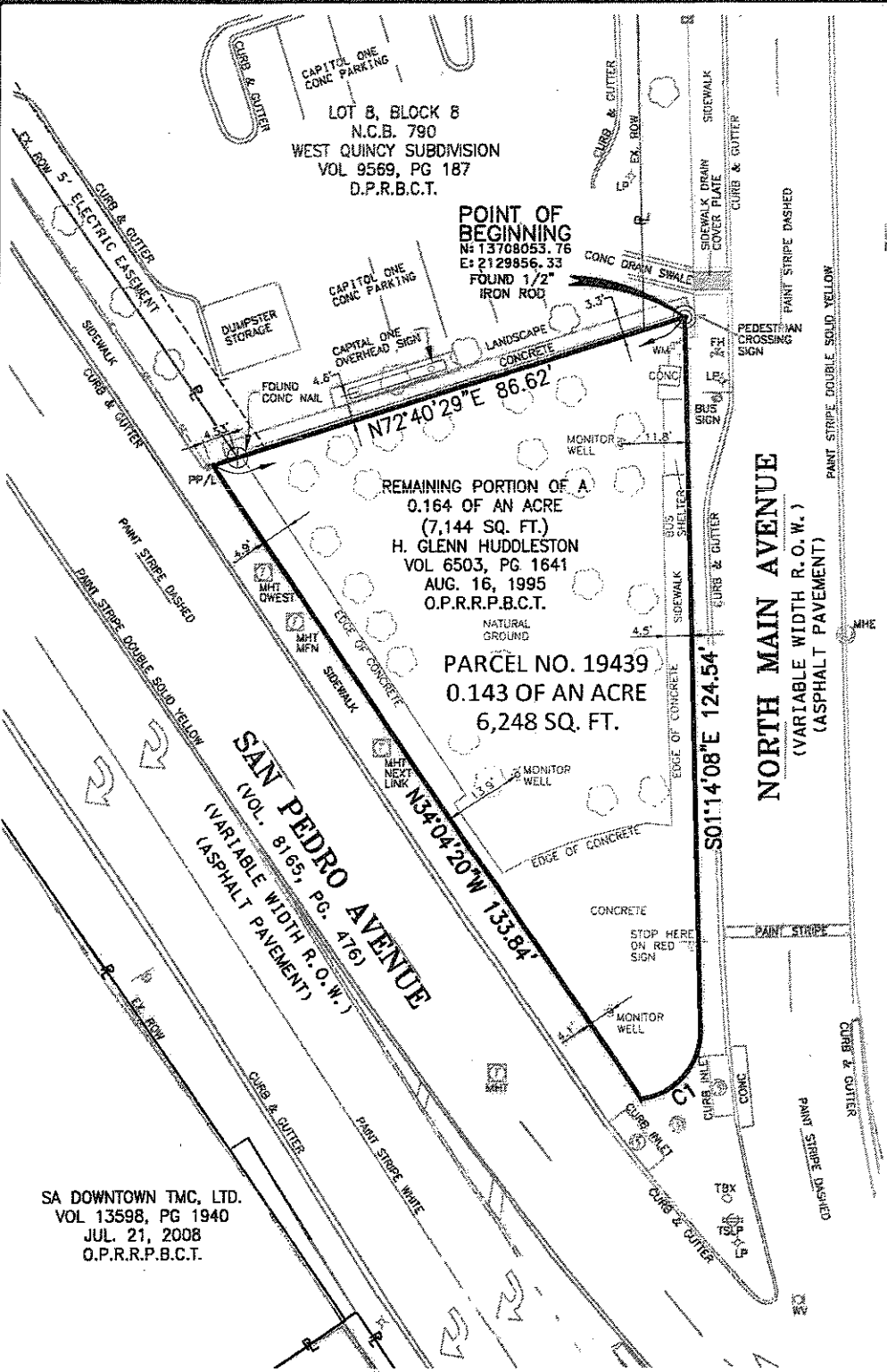
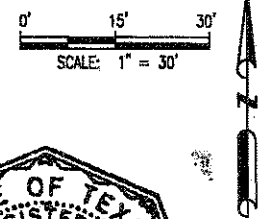


  
Victor Mendez Jr. R.P.L.S. 6056



- LEGEND**
- EX. PROP. LINE
  - EX. ROW
  - PARCEL BOUNDARY
  - OVERHEAD ELECTRIC
  - POWER POLE WITH LIGHT
  - POWER POLE
  - LIGHT POLE
  - SET 1/2" IRON ROD W/ ORANGE PLASTIC CAP STAMPED 'BAIN MEDINA BAIN INC'
  - FOUND IRON ROD
  - TREE
  - MHT — TELEPHONE MANHOLE
  - WM — WATER METER
  - WV — WATER VALVE
  - CV — VALVE (MISCL)
  - GV — GAS VALVE
  - FH — FIRE HYDRANT
  - TBX — STORM SEWER MANHOLE
  - TFCB — TRAFFIC CONTROL BOX
  - TPED — TELEPHONE PEDESTAL
  - TSLP — TRAFFIC SIGNAL LIGHT POLE
  - MHE — ELECTRIC MANHOLE
  - MHW — SAN SEWER MANHOLE
  - SIGN
  - GUYWIRE
- D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 O.P.R.R.P.B.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

**NOTES:**  
 A METES AND BOUNDS DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS SURVEY PLAT.  
**BEARING SOURCE:**  
 NAD 83/93 TEXAS SOUTH CENTRAL ZONE  
 ALL DISTANCES ARE GRID.  
 SCALE FACTOR: 1.0017



SA DOWNTOWN TMC, LTD.  
 VOL 13598, PG 1940  
 JUL 21, 2008  
 O.P.R.R.P.B.C.T.

CURVE	ARC	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	17.50'	12.00'	10.72'	83°33'55"	S 40°32'50" W	15.99'

**PLAT SHOWING:**  
 BEING A 0.143 OF AN ACRE (6,248 SQ. FT.) TRACT OF LAND, BEING OUT OF LOT 1, BLOCK 8, NCB 790, AND BEING ALL OF THE REMAINING PORTION OF A 0.164 OF AN ACRE TRACT OF LAND CONVEYED TO H. GLENN HUDDLESTON, AUGUST 16, 1995, RECORDED IN VOLUME 6503, PAGE 1641 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 BEXAR COUNTY  
 THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.  
 THIS 16TH DAY OF MARCH, 2015 A.D.  
 VICTOR MENDEZ, JR. RPLS 6056

**PREPARED BY:**  
**BAIN MEDINA BAIN**  
 ENGINEERS & SURVEYORS  
 7073 San Pedro  
 San Antonio, Texas 78216  
 210-484-7223  
 TBPE NO. F-1712  
 TLSF REG. NO. 100209-00

TRACT	ACREAGE
PARENT TRACT	0.143 ACRES (DEED)
PARCEL 19439	0.143 ACRES
REMAINDER	0.000 ACRES

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC. BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2015. BAIN MEDINA BAIN, INC. ©

**CITY OF SAN ANTONIO**  
 CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
 DOWNTOWN STREETS - MAIN / SAN PEDRO / NAVARRO PROJECT  
**PARCEL NO. 19439**

DRWN. BY: RA	JOB NO.: S-5497	PROJECT NO.: 40-00300	DATE: 03-16-2015
			PAGE 3 OF 3

S:\3-5497 Downtown St ects (C)3 Smith\PARCEL 19439.PARC.E. NO. 19439.dwg, 4/30/2015 2:37:48 PM

**THE STATE OF TEXAS:  
COUNTY OF BEXAR:**

**Project Name: Downtown Streets  
Main / San Pedro / Navarro Project  
Project Number: 40-00300**

**Parcel No. 19440**

**BEING A 0.030 OF AN ACRE (1,309 SQ. FT.) TRACT OF LAND, OUT OF A 0.4911 OF AN ACRE TRACT, OUT OF N.C.B. 789, CALLED PARCEL II, CONVEYED TO AMERICAN PAYROLL INSTITUTE PROPERTIES, INC., RECORDED ON JANUARY 5, 2000 IN VOLUME 8259, PAGE 1530 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at found chiseled "X" in concrete, (N: 13,707,879.86; E: 2,129,798.92), in the existing west Right of Way line of San Pedro Avenue, a variable width right of way, for the north corner of said 0.4911 of an acre tract and of the herein described tract;

**THENCE**, S. 34°13'41" E., 112.83 feet, with the east line of said 0.4911 of an acre tract and the existing west Right of Way line of said San Pedro Avenue, to a point in the proposed west Right of Way line of said San Pedro Avenue, at the intersection of the existing west Right of Way line of said San Pedro Avenue and the existing west Right of Way line of North Main Avenue, a variable width right of way, for the east corner of said 0.4911 of an acre tract and of the herein described tract;

**THENCE**, S. 01°20'11" E., 0.84 feet, with the east line of said 0.4911 of an acre tract and the west Right of Way line of said North Main Avenue, to a set nail in concrete, in a non-tangent curve to the left of the proposed west Right of Way line of said San Pedro Avenue, for the south corner of the herein described parcel;

**THENCE**, an arc length of 105.72 feet, crossing said 0.4911 acre tract, with the proposed west Right of Way line of said San Pedro Avenue, along said non-tangent curve to the left having a radius of 184.00 feet, a tangent of 54.37 feet, a delta of 32°55'15", and a chord bearing and distance of N. 49°29'28" W., 104.27 feet, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for a point of reverse curvature of said proposed west Right of Way line of said San Pedro Avenue and of the herein described parcel;

**THENCE**, an arc length of 14.65 feet, continuing across said 0.4911 acre tract, with the proposed west Right of Way line of said San Pedro Avenue, along said reverse curve to the right having a radius of 81.00 feet, a tangent of 7.35 feet, a delta of 10°21'47", and a chord bearing and distance of N. 60°46'12" W., 14.63 feet, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", in the north line of said 0.4911 acre tract and the south line of Lot 12, Block 1 of the Jackson Subdivision, N.C.B. 789, recorded in Volume 9592, Page 136 of the Deed and Plat Records of Bexar County, Texas, for the west corner of the herein described parcel;

**THENCE**, N. 56°01'19" E., 34.44 feet, leaving the proposed west Right of Way line of San Pedro Avenue with the north line of said 0.4911 of an acre tract and the south line of said Lot 12, to the Point of Beginning and containing 0.030 of an acre (1,309 sq. ft.) of land more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	0.4911 Acres (Deed)
Parcel 19440	<u>0.030 Acres</u>
Remainder	0.4611 Acres

Bearing based on NAD 83(93), South Central Zone

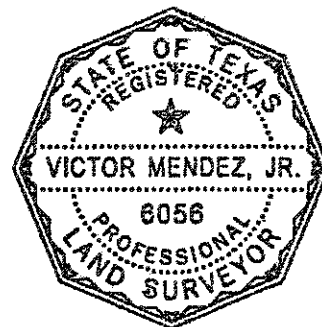
No part of this Parcel has been dedicated previously by Plat or Replat

All coordinates are surface using a scale factor of: 1.00017

Plat prepared this day.

Surveyed on the ground 16<sup>th</sup>, day of March, 2015.

Plat Prepared by Bain Medina Bain, Inc.



  
Victor Mendez Jr. R.P.L.S. 6056

REVISED July 7, 2015

JACKSON SUBDIVISION  
VOL 9592, PG 136  
D.P.R.B.C.T.  
LOT 12  
BLOCK 1  
N.C.B. 789  
SA DOWNTOWN TMC, LTD.  
VOL 13598, PG 1940  
JUL. 21, 2008  
O.P.R.R.P.B.C.T.

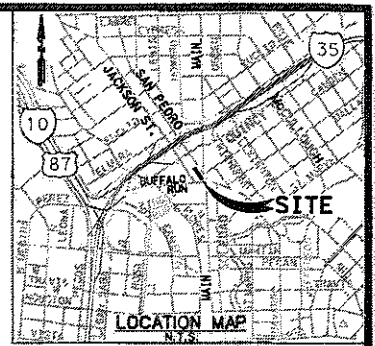
NATURAL  
GROUND/  
BROKEN  
ASPHALT

POINT OF  
BEGINNING  
N: 13707879.86  
E: 2129798.92  
CHISELED "X"  
IN CONCRETE

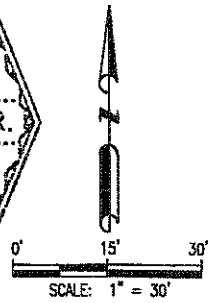
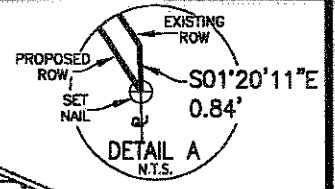
PARCEL NO. 19440  
0.030 OF AN ACRE  
1,309 SQ. FT.

AMERICAN PAYROLL INSTITUTE  
PROPERTIES, INC.  
0.4911 OF AN ACRE  
PARCEL II  
VOL 8259, PG 1530  
JAN. 05, 2000  
O.P.R.R.P.B.C.T.

SEE  
DETAIL A



- LEGEND**
- EX. ROW
  - EXISTING RIGHT OF WAY
  - PARCEL BOUNDARY
  - OVERHEAD ELECTRIC
  - PP/L — POWER POLE WITH LIGHT
  - PP — POWER POLE
  - LP — LIGHT POLE
  - SET 1/2" IRON ROD W/  
ORANGE PLASTIC CAP STAMPED  
"BAIN MEDINA BAIN INC"
  - FOUND IRON ROD
  - TREE
  - MHT — TELEPHONE MANHOLE
  - WM — WATER METER
  - WV — WATER VALVE
  - GV — VALVE (MISCL)
  - GV — GAS VALVE
  - FHP — FIRE HYDRANT
  - SSM — STORM SEWER MANHOLE
  - TBC — TRAFFIC CONTROL BOX
  - TPED — TELEPHONE PEDESTAL
  - TSLP — TRAFFIC SIGNAL LIGHT POLE
  - MHE — ELECTRIC MANHOLE
  - MSW — SAN SEWER MANHOLE
  - SIGN
  - GUYWIRE
- D.P.R.B.C.T. - DEED AND PLAT RECORDS OF  
BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. - OFFICIAL PUBLIC RECORDS OF  
REAL PROPERTY OF BEXAR  
COUNTY, TEXAS
- NOTES:**  
A METES AND BOUNDS DESCRIPTION OF  
EVEN DATE HERewith ACCOMPANIES  
THIS SURVEY PLAT.
- BEARING SOURCE:**  
NAD 83/93 TEXAS SOUTH CENTRAL ZONE  
ALL DISTANCES ARE GRID.  
SCALE FACTOR: 1.0017



CURVE	ARC	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	105.72'	184.00'	54.37'	32°55'15"	N 49°29'28" W	104.27'
C2	14.65'	81.00'	7.35'	10°21'47"	N 60°46'12" W	14.53'

**PLAT SHOWING:**  
BEING A 0.030 OF AN ACRE (1,309 SQ. FT.) TRACT OF  
LAND, OUT OF A 0.4911 OF AN ACRE TRACT, OUT OF N.C.B.  
789, CALLED PARCEL II, CONVEYED TO AMERICAN PAYROLL  
INSTITUTE PROPERTIES, INC., RECORDED ON JANUARY 5, 2000  
IN VOLUME 8259, PAGE 1530 OF THE OFFICIAL PUBLIC  
RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

STATE OF TEXAS  
BEXAR COUNTY  
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL  
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 16TH DAY OF MARCH 2015 A.D.  
VICTOR MENDEZ, JR. RPLS 6056

PREPARED BY:  
**BAIN MEDINA BAIN**  
ENGINEERS & SURVEYORS  
7073 San Pedro  
San Antonio, Texas 78216  
210-484-7223  
TPE NO. F-1712  
T.S.F. REG. NO. 100200-00

TRACT	ACREAGE
PARENT TRACT	0.4911 ACRES (DEED)
PARCEL 19440	0.030 ACRES
REMAINDER	0.4611 ACRES

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT  
BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF SA  
AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC. BAIN MEDINA BAIN, INC.  
ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY  
PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING.  
ALL RIGHTS RESERVED. COPYRIGHT 2015, BAIN MEDINA BAIN, INC. (C)

**CITY OF SAN ANTONIO**  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
DOWNTOWN STREETS - MAIN / SAN PEDRO / NAVARRO PROJECT  
**PARCEL NO. 19440**

REVISED: 07-07-2015  
DRWN. BY: RA JOB NO.: S-5497 PROJECT NO.: 40-00300 DATE: 03-16-2015  
PAGE 3 OF 3

**THE STATE OF TEXAS:  
COUNTY OF BEXAR:**

**Project Name: Downtown Streets  
Main / San Pedro / Navarro Project  
Project Number: 40-00300**

**Parcel No. 19441**

**BEING A 0.024 OF AN ACRE (1,044 SQ. FT.) TRACT OF LAND, OUT OF LOT 11, BLOCK 1, N.C.B. 789, JACKSON SUBDIVISION AS SHOWN IN VOLUME 9592, PAGE 136, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND CONVEYED IN A SPECIAL WARRANTY DEED TO JACKSON DOWNTOWN RETAIL, LP., RECORDED ON JULY 21, 2008 IN VOLUME 13598, PAGE 1938 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a found 1/2" iron rod, (N: 13,708,036.65; E: 2,129,688.47), on the existing west Right of Way line of San Pedro Avenue, a variable width right of way, as shown on said plat of Jackson Subdivision for the east corner of said Lot 11 and the north corner of Lot 12, Block 1 of said Jackson Subdivision, and the east corner of the herein described tract;

**THENCE**, S. 55°42'14" W., 10.15 feet, leaving the existing west Right of Way line of said San Pedro Avenue, with the common line of said Lots 11 and 12, to a set 1/2" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for a point on a non tangent curve to the right of the proposed west Right of Way line of said San Pedro Avenue and for the south corner of the herein described tract;

**THENCE**, departing the north line of said Lot 12, and crossing said Lot 11, along the proposed west Right of Way line of said San Pedro Avenue, an arc length of 27.11 feet, having a radius of 445.00 feet, a tangent of 13.56 feet, a delta of 03°29'26" and a chord bearing and distance of N. 38°13'00" W., 27.11 feet, along said curve to the right, to a set 1/2" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for an angle point of the herein described tract;

**THENCE**, N. 24°53'57" W., 41.29 feet, continuing across said Lot 11, along the proposed west Right of Way of said San Pedro Avenue, to a set 1/2" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for an angle point of the herein described tract;

**THENCE**, N. 34°01'59" W., 115.77 feet, continuing across said Lot 11, along the proposed west Right of Way line of said San Pedro Avenue, to a found 1/2" iron rod at the beginning of a cut back, at the end of the proposed west Right of Way line of said San Pedro Avenue at the intersection of the existing west Right of Way line of said San Pedro Avenue and the existing south Right of Way line of West Quincy Street, 57.8 foot Right of Way, as shown on said plat of Jackson Subdivision, for a northeast corner of said Lot 11 and the north corner of the herein described tract;

**THENCE**, along the existing west Right of Way line of said San Pedro Avenue and the east line of said Lot 11, the following 2 bearings and distances;

S. 38°01'20" E., 67.95 feet, to an angle point of the herein described parcel;

S. 34°27'07" E., 115.75 feet, to the Point of Beginning and containing 0.024 of an acre (1,044 sq. ft.) of land more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	0.650 Acres (Plat)
Parcel 19441	<u>0.024 Acres</u>
Remainder	0.626 Acres

Bearing based on NAD 83(93), South Central Zone

No part of this Parcel has been dedicated previously by Plat or Replat

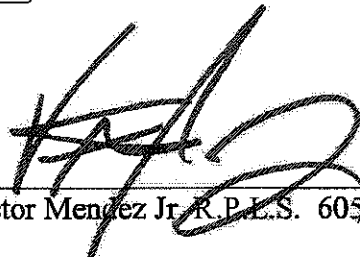
All coordinates are surface using a scale factor of: 1.00017

Plat prepared this day.

Surveyed on the ground 16<sup>th</sup>, day of March, 2015.

Plat Prepared by Bain Medina Bain, Inc.

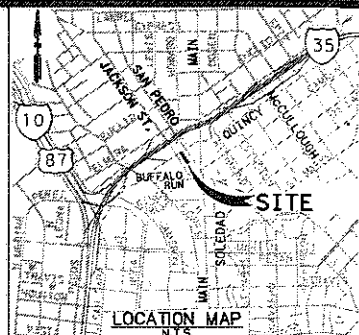


  
Victor Mendez Jr. R.P.L.S. 6056



**WEST QUINCY ST.**  
(57.8' R.O.W.)  
(VOL. 9592, PG. 136)  
(ASPHALT PAVEMENT)

**SAN PEDRO AVENUE**  
(VOL. 9569, PG. 187)  
(VOL. 9592, PG. 136)  
(VARIABLE WIDTH R.O.W.)  
(ASPHALT PAVEMENT)



- LEGEND**
- EX. B.O.W.
  - EXISTING RIGHT OF WAY
  - PARCEL BOUNDARY
  - O.H.E. — OVERHEAD ELECTRIC
  - PP/L — POWER POLE WITH LIGHT
  - PP — POWER POLE
  - LP — LIGHT POLE
  - SET 1/2" IRON ROD W/ ORANGE PLASTIC CAP STAMPED "BAIN MEDINA BAIN INC"
  - FOUND IRON ROD
  - TREE
  - MHT — TELEPHONE MANHOLE
  - WM — WATER METER
  - WV — WATER VALVE
  - VM — VALVE (MISCL)
  - GV — GAS VALVE
  - FHD — FIRE HYDRANT
  - SSM — STORM SEWER MANHOLE
  - TBX — TRAFFIC CONTROL BOX
  - TPED — TELEPHONE PEDESTAL
  - TSLP — TRAFFIC SIGNAL LIGHT POLE
  - ME — ELECTRIC MANHOLE
  - MHW — SAN SEWER MANHOLE
  - SIGN
  - GUYWIRE
- D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R.R.P.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- NOTES:**  
A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY PLAT.  
**BEARING SOURCE:**  
NAD 83/93 TEXAS SOUTH CENTRAL ZONE  
ALL DISTANCES ARE GRID.  
SCALE FACTOR: 1.0017

LOT 11  
BLOCK 1  
N.C.B. 789

JACKSON DOWNTOWN  
RETAIL, LP.  
0.650 OF AN ACRE  
(28,314 SQ. FT.)  
VOL 13598, PG 1938  
JUL 21, 2008  
O.P.R.R.P.B.C.T.

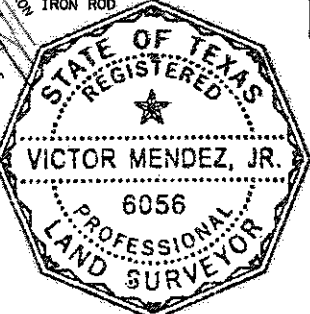
PARCEL NO. 19441  
0.024 OF AN ACRE  
1,044 SQ. FT.

JACKSON SUBDIVISION  
VOL. 9592, PG. 136  
D.P.R.B.C.T.

LOT 12  
BLOCK 1  
N.C.B. 789

SA DOWNTOWN TMC, LTR  
VOL. 13598, PG. 1940  
JUL 21, 2008  
O.P.R.R.P.B.C.T.

POINT OF BEGINNING  
N: 13708036.65  
E: 2129688.47  
FOUND 1/2" IRON ROD



STATE OF TEXAS  
BEXAR COUNTY  
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 16TH DAY OF MARCH, 2015 A.D.

VICTOR MENDEZ, JR. RPLS 6056

**CITY OF SAN ANTONIO**  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
DOWNTOWN STREETS - MAIN / SAN PEDRO / NAVARRO PROJECT

**PARCEL NO. 19441**

CURVE	ARC	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	27.11'	445.00'	13.56'	03°29'26"	N 38°13'00" W	27.11'

**PLAT SHOWING:**

BEING A 0.024 OF AN ACRE (1,044 SQ. FT.) TRACT OF LAND, OUT OF LOT 11, BLOCK 1, N.C.B. 789, JACKSON SUBDIVISION AS SHOWN IN VOLUME 9592, PAGE 136, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND CONVEYED IN A SPECIAL WARRANTY DEED TO JACKSON DOWNTOWN RETAIL, LP., RECORDED ON JULY 21, 2008 IN VOLUME 13598, PAGE 1938 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS

PREPARED BY:



TRACT	ACREAGE
PARENT TRACT	0.650 ACRES (PLAT)
PARCEL 19441	0.024 ACRES
REMAINDER	0.626 ACRES

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2015. BAIN MEDINA BAIN, INC.

ORWN. BY: RA	JOB NO.: S-5497	PROJECT NO.: 40-00300	DATE: 03-16-2015
			PAGE 3 OF 3

S:\5-3497 Downtown Streets (COM) PARCEL 19441.DWG, PARCEL NO. 19441.DWG, 5/1/2015 10:39:54 AM

**THE STATE OF TEXAS:  
COUNTY OF BEXAR:**

**Project Name: Downtown Streets  
Main / San Pedro / Navarro Project  
Project Number: 40-00300**

**Parcel No. 19442**

**BEING A 0.084 OF AN ACRE (3,656 SQ. FT.) TRACT OF LAND, OUT OF LOT 12, BLOCK 1, N.C.B. 789 OF THE JACKSON SUBDIVISION RECORDED IN VOLUME 9592, PAGE 136, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND CONVEYED IN A SPECIAL WARRANTY DEED TO SA DOWNTOWN TMC, LTD., RECORDED ON JULY 21, 2008 IN VOLUME 13598, PAGE 1940 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a found 1/2" iron rod, (N: 13,708,036.65; E: 2,129,688.47), in the existing west Right of Way line of San Pedro Avenue, recorded in Volume 9592, Page 136, Plat Records of Bexar County, Texas, for the east corner of Lot 11, Block 1, N.C.B. 789 of said Jackson Subdivision, and for the north corner of said Lot 12, and for the northeast corner of the herein described parcel;

**THENCE**, S. 34°27'12" E., 191.74 feet, with the existing west Right of Way line of said San Pedro Avenue and the east line of said Lot 12, to a found mag nail, for the east corner of said Lot 12, in the northwest line of a 0.4911 of an acre tract, called Parcel II, conveyed in a special warranty deed, recorded on January 5, 2000 in Volume 8259, Page 1530, Official Public Records of Real Property of Bexar County, Texas, for the southeast corner of the herein described parcel;

**THENCE**, S. 56°01'19" W., 32.07 feet, leaving the existing west Right of Way line of said San Pedro Avenue with the south line of said Lot 12 and the northwest line of said 0.4911 of an acre tract, to a set 1/2" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for a point in a non-tangent curve to the right of the proposed west Right of Way line of said San Pedro Avenue, for the southwest corner of the herein described parcel;

**THENCE**, an arc length of 70.21 feet, leaving the northwest line of said 0.4911 of an acre tract and crossing said Lot 12, with the proposed west Right of Way line of said San Pedro Avenue, along said non-tangent curve to the right, having a radius of 81.00 feet, a tangent of 37.48 feet, a delta of 49°39'59", and a chord bearing and distance of N. 30°45'20" W., 68.04 feet, to a set 1/2" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for a point of reverse curvature of said proposed west Right of Way line of said San Pedro Avenue and the herein described parcel;

**THENCE**, an arc length of 9.25 feet, continuing across said Lot 12, with the proposed west Right of Way line of said San Pedro Avenue, along said reverse curve to the left, having a radius of 84.00 feet, a tangent of 4.63 feet, a delta of 06°18'41", and a chord bearing and distance of N. 09°04'41" W., 9.25 feet, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for an angle point of the herein described parcel;

**THENCE**, N. 12°14'01" W., 44.62 feet, continuing across said Lot 12, with the proposed west Right of Way line of said San Pedro Avenue, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for the POC of a tangent curve to the left of the proposed west Right of Way line of said San Pedro Avenue and of the herein described parcel;

**THENCE**, an arc length of 31.42 feet, continuing across said Lot 12, with the proposed west Right of Way line of said San Pedro Avenue, along said tangent curve to the left, having a radius of 54.00 feet, a tangent of 16.17 feet, a delta of 33°20'32", and a chord bearing and distance of N. 28°54'17" W., 30.98 feet, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for a point of reverse curvature of said proposed west Right of Way line of said San Pedro Avenue and of the herein described parcel;

**THENCE**, an arc length of 43.60 feet, continuing across said Lot 12, with the proposed west Right of Way line of said San Pedro Avenue, along said reverse curve to the right having a radius of 445.00 feet, a tangent of 21.82 feet, a delta of 05°36'50", and a chord bearing and distance of N. 42°46'08" W., 43.58 feet, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc." on the northwest line of said Lot 12 and the southeast line of said Lot 11, for the northwest corner of the herein described parcel;

**THENCE**, N. 55°46'56" E., 10.15 feet, leaving the proposed west Right of Way line of said San Pedro Avenue, with the common line of said Lots 11 and 12, to the Point of Beginning and containing 0.084 of an acre (3,656 sq. ft.) of land more or less.

<u>Tract</u>	<u>Acreage</u>
Parent Tract	0.650 Acres (Plat)
Parcel 19442	<u>0.084 Acres</u>
Total	0.566 Acres

Bearing based on NAD 83(93), South Central Zone

No part of this Parcel has been dedicated previously by Plat or Replat

All coordinates are surface using a scale factor of: 1.00017

Plat prepared this day.

Surveyed on the ground 16<sup>th</sup>, day of March, 2015.

Plat Prepared by Bain Medina Bain, Inc.



  
Victor Mendez Jr. R.P.L.S. 6056

LOT 11  
BLOCK 1  
N.C.B. 789  
JACKSON DOWNTOWN  
RETAIL, LP  
VOL 13598, PG 1938  
JUL. 21, 2008  
O.P.R.R.P.B.C.T.

POINT OF BEGINNING  
N: 13708036.65  
E: 2129688.47  
FOUND  
IRON ROD

JACKSON SUBDIVISION  
VOL. 9592, PG. 136  
D.P.R.B.C.T.

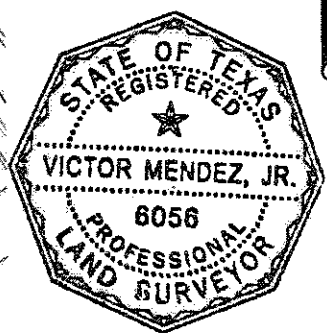
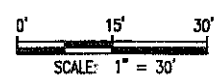
PARCEL NO. 19442  
0.084 OF AN ACRE  
3,656 SQ. FT.

LOT 12  
BLOCK 1  
N.C.B. 789  
SA DOWNTOWN TMC, LTD.  
0.650 OF AN ACRE  
(28,314 SQ. FT.)  
VOL. 13598, PG. 1940  
JUL. 21, 2008  
O.P.R.R.P.B.C.T.

AMERICAN PAYROLL INSTITUTE  
PROPERTIES, INC.  
0.4911 OF AN ACRE  
PARCEL II  
VOL. 8259, PG 1530  
JAN. 05, 2000  
O.P.R.R.P.B.C.T.

- LEGEND**
- EXISTING PROPERTY LINE
  - EX. ROW
  - PARCEL BOUNDARY
  - OVERHEAD ELECTRIC
  - POWER POLE WITH LIGHT
  - POWER POLE
  - LIGHT POLE
  - SET 1/2" IRON ROD W/  
ORANGE PLASTIC CAP STAMPED  
"BAIN MEDINA BAIN INC"
  - FOUND IRON ROD
  - TREE
  - TELEPHONE MANHOLE
  - WATER METER
  - WATER VALVE
  - VALVE (MISCL)
  - GAS VALVE
  - FIRE HYDRANT
  - STORM SEWER MANHOLE
  - TRAFFIC CONTROL BOX
  - TELEPHONE PEDESTAL
  - TRAFFIC SIGNAL LIGHT POLE
  - ELECTRIC MANHOLE
  - SEWER MANHOLE
  - SIGN
  - GUYWIRE
- D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R.R.P.B.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

**NOTES:**  
A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY PLAT.  
**BEARING SOURCE:**  
NAD 83/93 TEXAS SOUTH CENTRAL ZONE  
ALL DISTANCES ARE GRID.  
SCALE FACTOR: 1.0017



CURVE	ARC	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	70.21'	81.00'	37.48'	49°39'59"	N 30°45'20" W	68.04'
C2	9.25'	84.00'	4.63'	06°18'41"	N 09°04'41" W	9.25'
C3	31.42'	54.00'	16.17'	33°20'32"	N 28°54'17" W	30.98'
C4	43.60'	445.00'	21.82'	05°36'50"	N 42°46'08" W	43.58'

**PLAT SHOWING:**

BEING A 0.084 OF AN ACRE (3,656 SQ. FT.) TRACT OF LAND, OUT OF LOT 12, BLOCK 1, N.C.B. 789 OF THE JACKSON SUBDIVISION RECORDED IN VOLUME 9592, PAGE 136, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND CONVEYED IN A SPECIAL WARRANTY DEED TO SA DOWNTOWN TMC, LTD., RECORDED ON JULY 21, 2008 IN VOLUME 13598, PAGE 1940 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS

PREPARED BY:



TRACT	ACREAGE
PARENT TRACT	0.650 ACRES (PLAT)
PARCEL 19442	0.084 ACRES
REMAINDER	0.566 ACRES

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC. BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2015. BAIN MEDINA BAIN, INC. ©

STATE OF TEXAS  
BEXAR COUNTY  
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 16TH DAY OF MARCH, 2015 A.D.  
*[Signature]*  
VICTOR MENDEZ, JR. RPLS 6056

**CITY OF SAN ANTONIO**  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
DOWNTOWN STREETS - MAIN / SAN PEDRO / NAVARRO PROJECT  
**PARCEL NO. 19442**

DRWN. BY: RA	JOB NO.: S-5497	PROJECT NO.: 40-00300	DATE: 03-16-2015
			PAGE 4 OF 4

S:\S-5497 Downtown Streets (C.D.M. Smith)\PARCEL 19442.dwg, 4/30/2015 3:20:01 PM

**THE STATE OF TEXAS:  
COUNTY OF BEXAR:**

**Project Name: Downtown Streets  
Main / San Pedro / Navarro Project  
Project Number: 40-00300**

**Parcel No. 19443**

**BEING A 0.064 OF AN ACRE (2,769 SQ. FT.) TRACT OF LAND, OUT OF JACKSON STREET, RECORDED IN VOLUME 8000, PAGE 74, AND OUT OF BUFFALO RUN, RECORDED AS ROMANA STREET, IN VOLUME 9551, PAGES 120-122, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF NORTH MAIN AVENUE, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at found chiseled "X" in Concrete, (N: 13,707,794.44; E: 2,129,672.17), in the existing east Right of Way line of said Jackson Street, a 57.8 foot right of way, for the west corner of said 0.4911 of an acre tract and the northwest corner of the herein described tract;

**THENCE**, S. 33°59'01" E., 105.47 feet, with the west line of said 0.4911 of an acre tract and the existing east Right of Way line of said Jackson Street, to a found mag nail with shiner, at the intersection of the existing east Right of Way line of said Jackson Street and the existing north Right of Way line of said Buffalo Run, a 55 foot right of way, for the southwest corner of said 0.4911 of an acre tract and an interior corner of the herein described tract;

**THENCE**, N. 86°03'36" E., 133.22 feet, with the south line of said 0.4911 of an acre tract and the existing north Right of Way line of said Buffalo Run, to a point, at the intersection of the existing north Right of Way line of said Buffalo Run with the existing west Right of Way line of said North Main Avenue, an 80 foot right of way, for the southeast corner of said 0.4911 of an acre tract and an interior corner of the herein described tract;

**THENCE**, N. 01°20'11" W., 69.61 feet, along the existing west Right of Way line of said North Main Avenue with the east line of said 0.4911 of an acre tract, to a set nail in concrete, for a point in a non-tangent curve to the right of the proposed west Right of Way line of said North Main Avenue, for the northeast corner of the herein described parcel from said point the intersection of the existing west Right of Way line of said North Main Avenue and existing west Right of Way line of San Pedro Avenue, a variable width Right of Way, Bears N. 01°20'11" W, 0.84 feet;

**THENCE**, an arc length of 56.20 feet, leaving said 0.4911 acre tract and entering the existing Right of Way of said North Main Avenue, with the proposed west Right of Way line of said North Main Avenue, along said non-tangent curve to the right having a radius of 184.00 feet, a tangent of 28.32 feet, a delta of 17°29'56", and a chord bearing and distance of S. 24°16'53" E., 55.98 feet, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for the east corner of the herein described parcel;

**THENCE**, S. 22°01'39" W., 24.53 feet, with the proposed west Right of Way line of said North Main Avenue, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", at the intersection of the proposed west Right of Way line of said North Main Avenue with the proposed north Right of Way line of said Buffalo Run, for the southeast corner of the herein described parcel;

**THENCE**, S. 86°03'36" W., 153.76 feet, with the proposed north Right of Way line of said Buffalo Run, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", at the intersection of the proposed north Right of Way line of said Buffalo Run with the proposed east Right of Way line of said Jackson Street, for the southwest corner of the herein described parcel;

**THENCE**, N. 33°59'01" W., 105.46 feet, with the proposed east Right of Way line of said Jackson Street, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for the northwest corner of the herein described tract;

**THENCE**, N. 56°01'19" E., 10.00 feet, leaving the proposed east Right of Way line of said Jackson Street, to the Point of Beginning and containing 0.064 of an acre (2,769 sq. ft.) of land more or less.  
69.61 feet

Bearing based on NAD 83(93), South Central Zone

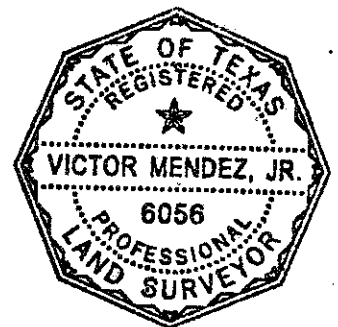
No part of this Parcel has been dedicated previously by Plat or Replat

All coordinates are surface using a scale factor of: 1.00017

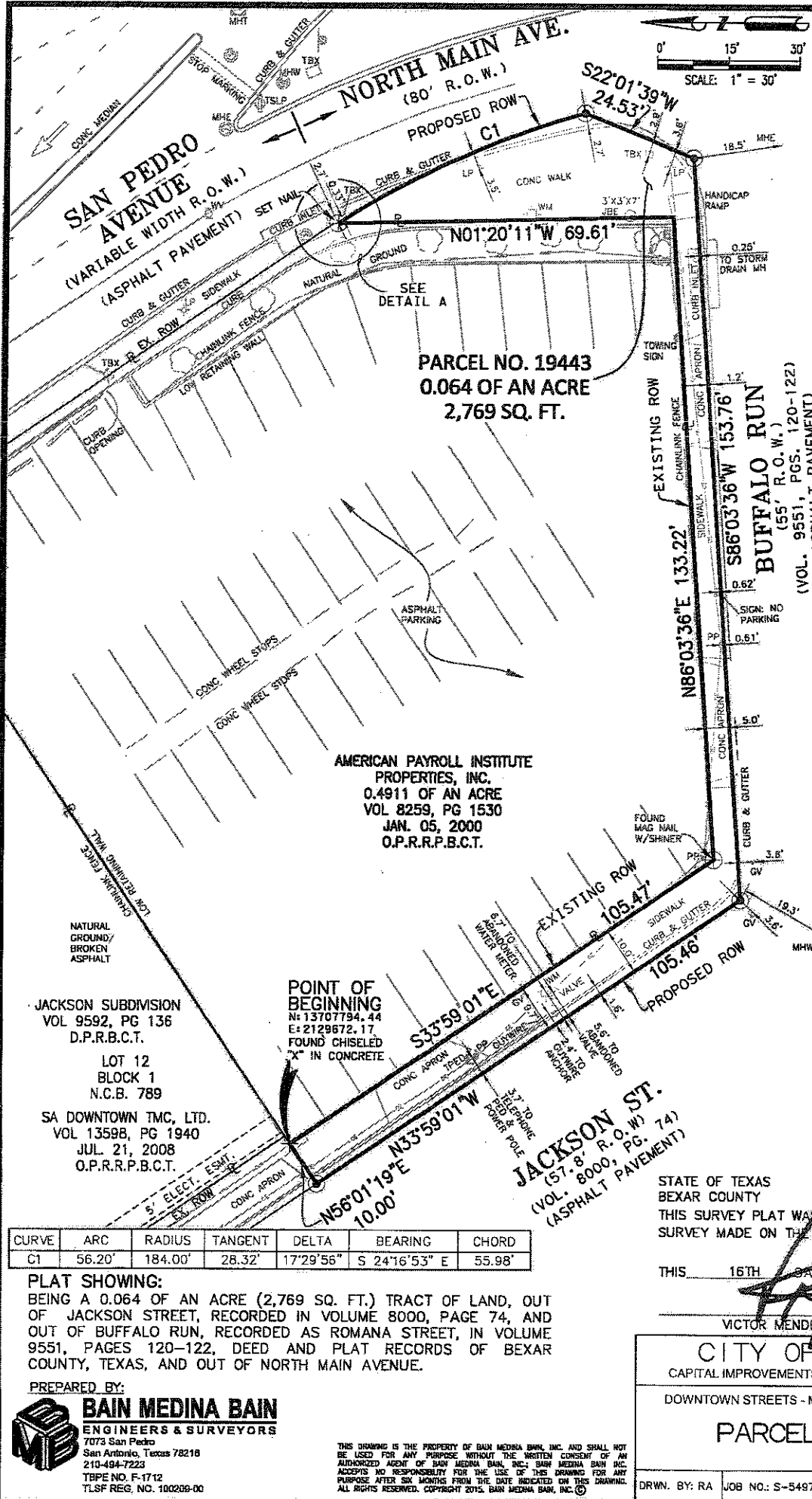
Plat prepared this day.

Surveyed on the ground 16<sup>th</sup>, day of March, 2015.

Plat Prepared by Bain Medina Bain, Inc.

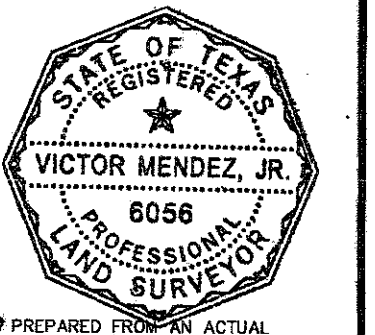
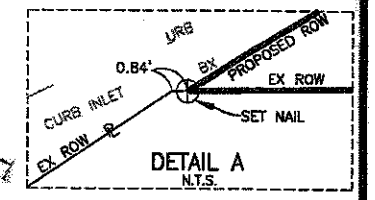


  
Victor Mendez Jr. R.P.L.S. 6056



- LEGEND**
- EX ROW
  - EXISTING PROPERTY LINE
  - PARCEL BOUNDARY
  - OHE
  - OVERHEAD ELECTRIC
  - PP/L
  - POWER POLE WITH LIGHT
  - PP
  - POWER POLE
  - LP
  - LIGHT POLE
  - SET 1/2" IRON ROD W/ ORANGE PLASTIC CAP STAMPED "BAIN MEDINA BAIN INC"
  - FOUND IRON ROD
  - TREE
  - MHT
  - TELEPHONE MANHOLE
  - WM
  - WATER METER
  - WV
  - WATER VALVE
  - VALVE (MISCL)
  - GV
  - GAS VALVE
  - FHD
  - FIRE HYDRANT
  - STORM SEWER MANHOLE
  - TBX
  - TRAFFIC CONTROL BOX
  - TPED
  - TELEPHONE PEDESTAL
  - TSLP
  - TRAFFIC SIGNAL LIGHT POLE
  - MHE
  - ELECTRIC MANHOLE
  - MHW
  - SAN SEWER MANHOLE
  - SIGN
  - GUYWIRE
- D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 O.P.R.R.P.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

**NOTES:**  
 A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY PLAT.  
**BEARING SOURCE:**  
 NAD 83/93 TEXAS SOUTH CENTRAL ZONE  
 ALL DISTANCES ARE GRID.  
 SCALE FACTOR: 1.0017



STATE OF TEXAS  
 BEXAR COUNTY  
 THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.  
 THIS 16TH DAY OF MARCH, 2015 A.D.  
 VICTOR MENDEZ, JR. RPLS 6056

CITY OF SAN ANTONIO  
 CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
 DOWNTOWN STREETS - MAIN / SAN PEDRO / NAVARRO PROJECT  
**PARCEL NO. 19443**  
 DRWN. BY: RA    JOB NO.: S-5497    PROJECT NO.: 40-00300    DATE: 03-16-2015  
 PAGE 3 OF 3

**PARCEL NO. 19443**  
**0.064 OF AN ACRE**  
**2,769 SQ. FT.**

**AMERICAN PAYROLL INSTITUTE PROPERTIES, INC.**  
 0.4911 OF AN ACRE  
 VOL 8259, PG 1530  
 JAN. 05, 2000  
 O.P.R.P.B.C.T.

**POINT OF BEGINNING**  
 N: 13707794.44  
 E: 2129672.17  
 FOUND CHISELED "X" IN CONCRETE

JACKSON SUBMISSION  
 VOL 9592, PG 136  
 D.P.R.B.C.T.  
 LOT 12  
 BLOCK 1  
 N.C.B. 789  
 SA DOWNTOWN TMC, LTD.  
 VOL 13598, PG 1940  
 JUL. 21, 2008  
 O.P.R.R.P.B.C.T.

CURVE	ARC	RADIUS	TANGENT	DELTA	BEARING	CHORD
C1	56.20'	184.00'	28.32'	17°29'56"	S 24°16'53" E	55.98'

**PLAT SHOWING:**  
 BEING A 0.064 OF AN ACRE (2,769 SQ. FT.) TRACT OF LAND, OUT OF JACKSON STREET, RECORDED IN VOLUME 8000, PAGE 74, AND OUT OF BUFFALO RUN, RECORDED AS ROMANA STREET, IN VOLUME 9551, PAGES 120-122, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF NORTH MAIN AVENUE.

PREPARED BY:  
**BAIN MEDINA BAIN**  
 ENGINEERS & SURVEYORS  
 7073 San Pedro  
 San Antonio, Texas 78218  
 210-494-7223  
 TBPE NO. F-172  
 TLSF REG. NO. 100209-00

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC. BAIN MEDINA BAIN INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2015, BAIN MEDINA BAIN, INC.

S:\S-5497\Drawings\Drawings\BAIN\BAIN\19443.dwg, 4/30/2015 3:41:03 PM



**THE STATE OF TEXAS:  
COUNTY OF BEXAR:**

**Project Name: Downtown Streets  
Main / San Pedro / Navarro Project  
Project Number: 40-00300**

**Parcel No. 19444**

**BEING A 0.052 OF AN ACRE (2,274 SQ. FT.) TRACT OF LAND, OUT OF JACKSON STREET, AS SHOWN ON A PLAT OF JACKSON SUBDIVISION AS RECORDED IN VOLUME 9592, PAGE 136, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a point (N: 13,707,795.50; E: 2,129,673.75), in the existing east Right of Way line of said Jackson Street and in the northwest line of a 0.4911 of an acre tract recorded in Volume 8259, Page 1530, of the Official Public Records of Real Property of Bexar County, Texas for the south corner of Lot 12, Block 1, NCB 789, as shown on said plat of Jackson Subdivision and for the east corner of the herein described tract;

**THENCE**, S. 56°01'19" W., along the existing east Right of Way line of said Jackson Street with the northwest line of said 0.4911 of an acre tract, at 1.90 feet passing a found chiseled "X" in concrete for the west corner of the said 0.4911 of an acre tract and a corner of the existing east Right of Way line of said Jackson Street, and entering the existing Right of Way of said Jackson Street, in all a total distance of 11.90 feet, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", in the proposed east Right of Way line of said Jackson Street, for the south corner of the herein described parcel;

**THENCE**, N. 34°06'19" W., 191.07 feet, with the proposed east Right of Way line of said Jackson Street, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for the west corner of the herein described parcel;

**THENCE**, N. 55°46'56" E., 11.90 feet, leaving the proposed east Right of Way line of said Jackson Street, to a point on the existing east Right of Way line of said Jackson Street, the south corner of Lot 11, Block 1, NCB 789, of said Jackson Subdivision, and the west corner of said Lot 12, Block 1 and the north corner of the herein described parcel;

**THENCE**, S. 34°06'19" E., 191.12 feet, along the existing east Right of Way line of said Jackson Street, with the west line of said Lot 12, to the Point of Beginning and containing 0.052 of an acre (2,274 sq. ft.) of land more or less.

Bearing based on NAD 83(93), South Central Zone

No part of this Parcel has been dedicated previously by Plat or Replat

All coordinates are surface using a scale factor of: 1.00017

Plat prepared this day.

Surveyed on the ground 16<sup>th</sup>, day of March, 2015.

Plat Prepared by Bain Medina Bain, Inc.



  
Victor Mendez Jr. R.P.L.S. 6056

LOT 11  
BLOCK 1  
N.C.B. 789  
JACKSON DOWNTOWN  
RETAIL, LP  
VOL. 13598, PG. 1938  
JUL. 21, 2008  
O.P.R.R.P.B.C.T.

JACKSON SUBDIVISION  
VOL. 9592, PG. 136  
D.P.R.B.C.T.

LOT 12  
BLOCK 1  
N.C.B. 789

SA DOWNTOWN TMC, LTD.  
VOL. 13598, PG. 1940  
JUL. 21, 2008  
O.P.R.R.P.B.C.T.

PARCEL NO. 19444  
0.052 OF AN ACRE  
2,274 SQ. FT.

JACKSON ST.  
(60' RIGHT OF WAY)  
(VOL. 9592, PG. 136)  
(ASPHALT PAVEMENT)

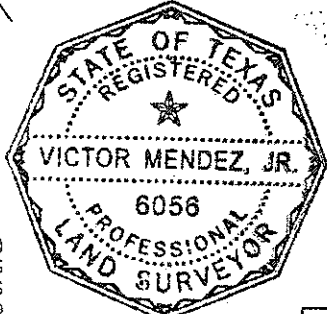
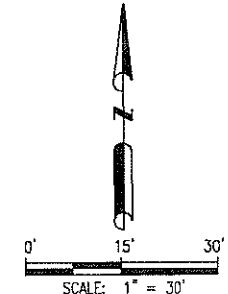
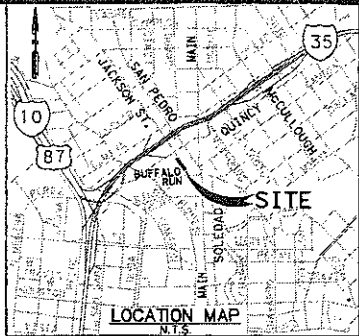
LOT 10  
BLOCK 2  
N.C.B. 788  
FOX TECH HIGH SCHOOL  
VOL. 9551, PGS. 120-122  
D.P.R.B.C.T.

AMERICAN PAYROLL INSTITUTE  
PROPERTIES, INC.  
0.4911 OF AN ACRE  
VOL. 8259, PG. 1530  
JAN. 05, 2000  
O.P.R.R.P.B.C.T.

- LEGEND**
- EX. PROP. LINE
  - EX. ROW
  - PARCEL BOUNDARY
  - O.H.E. OVERHEAD ELECTRIC
  - PP/L — POWER POLE WITH LIGHT
  - PP — POWER POLE
  - LP — LIGHT POLE
  - SET 1/2" IRON ROD W/ ORANGE PLASTIC CAP STAMPED "BAIN MEDINA BAIN INC"
  - FOUND IRON ROD
  - TREE
  - MHT — TELEPHONE MANHOLE
  - WM — WATER METER
  - WV — WATER VALVE
  - GV — VALVE (MISCL)
  - GV — GAS VALVE
  - PH — FIRE HYDRANT
  - SS — STORM SEWER MANHOLE
  - TBX — TRAFFIC CONTROL BOX
  - TPED — TELEPHONE PEDESTAL
  - TSLP — TRAFFIC SIGNAL LIGHT POLE
  - MHE — ELECTRIC MANHOLE
  - MHW — SAN SEWER MANHOLE
  - SIGN
  - GUYWIRE

D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R.R.P.B.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

**NOTES:**  
A METES AND BOUNDS DESCRIPTION OF EVEN DATE HERewith ACCOMPANIES THIS SURVEY PLAT.  
**BEARING SOURCE:**  
NAD 83/93 TEXAS SOUTH CENTRAL ZONE  
ALL DISTANCES ARE GRID.  
SCALE FACTOR: 1.0017



STATE OF TEXAS  
BEXAR COUNTY  
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 16TH DAY OF MARCH, 2015 A.D.

VICTOR MENDEZ, JR. RPLS 6056

CITY OF SAN ANTONIO  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
DOWNTOWN STREETS - MAIN / SAN PEDRO / NAVARRO PROJECT  
**PARCEL NO. 19444**

**PLAT SHOWING:**  
BEING A 0.052 OF AN ACRE (2,274 SQ. FT.) TRACT OF LAND, OUT OF JACKSON STREET, AS SHOWN ON A PLAT OF JACKSON SUBDIVISION AS RECORDED IN VOLUME 9592, PAGE 136, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PREPARED BY:  
**BAIN MEDINA BAIN**  
ENGINEERS & SURVEYORS  
7073 San Pedro  
San Antonio, Texas 78216  
210-494-7223  
TBPE NO. F-1712  
TLSF REG. NO. 100209-00

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC. BAIN MEDINA BAIN, INC. ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING. ALL RIGHTS RESERVED. COPYRIGHT 2015, BAIN MEDINA BAIN, INC. ©

S:\3-5497\Drawings\150315\150315\_PARC\_19444.dwg, 4/29/2015 3:43:08 PM

**THE STATE OF TEXAS:  
COUNTY OF BEXAR:**

**Project Name: Downtown Streets  
Main / San Pedro / Navarro Project  
Project Number: 40-00300**

**Parcel No. 19445**

**BEING A 0.055 OF AN ACRE (2,406 SQ. FT.) TRACT OF LAND, OUT OF JACKSON STREET, AS SHOWN ON A PLAT OF JACKSON SUBDIVISION AS RECORDED IN VOLUME 9592, PAGE 136, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS SHOWN ON THE ACCOMPANYING PARCEL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING** at a point, (N: 13,708,122.82; E: 2,129,466.52), at the end north of a cutback, at the intersection of the existing east Right of Way line of Jackson Street, a 60 foot right of way, with the existing south Right of Way line of West Quincy Street, a 57.8 foot right of way, both shown on said plat of Jackson Subdivision, for the most northerly west corner of Lot 11, Block 1, NCB 789, Jackson Subdivision, for the most northerly corner of the herein described tract;

**THENCE**, S. 11°00'41" W., 16.86 feet, along said cutback and the west line of said Lot 11, to a point for a corner of said Lot 11, and of the herein described tract;

**THENCE**, S. 34°06'19" E., 184.21 feet, along the existing east Right of Way line of said Jackson Street, with the west line of said Lot 11, to a point for the south corner of said Lot 11, the west corner of Lot 12, Block 1 of said Jackson Subdivision, and for the east corner of the herein described parcel;

**THENCE**, S. 55°46'56" W., 11.90 feet, entering the existing Right of Way of said Jackson Street, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc." in the proposed east Right of Way line of said Jackson Street, for the southwest corner of the herein described parcel;

**THENCE**, N. 34°06'19" W., 196.22 feet, along the proposed east Right of Way line of said Jackson Street, to a set ½" iron rod with orange plastic cap stamped "Bain Medina Bain Inc.", for the intersection of the proposed east Right of Way of said Jackson Street and the proposed south Right of Way line of said West Quincy Street, and for the northwest corner of the herein described parcel;

**THENCE**, S. 56°07'23" E., 23.84 feet, with the proposed south Right of Way line of said West Quincy Street, to the Point of Beginning and containing 0.055 of an acre (2,406 sq. ft.) of land more or less.

Bearing based on NAD 83(93), South Central Zone

No part of this Parcel has been dedicated previously by Plat or Replat

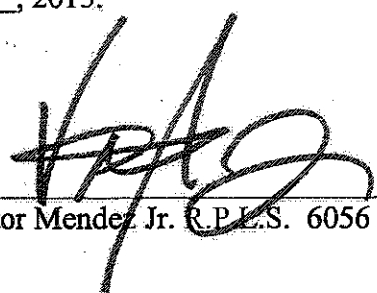
All coordinates are surface using a scale factor of: 1.00017

Plat prepared this day.

Surveyed on the ground 16<sup>th</sup>, day of March, 2015.

Plat Prepared by Bain Medina Bain, Inc.



  
Victor Mendez Jr. R.P.L.S. 6056

**WEST QUINCY ST.**  
(57.8' R.O.W.)  
(VOL. 9592, PG. 136)  
(ASPHALT PAVEMENT)

PROPOSED ROW  
HANDICAP RAMP

DIRECTION SIGN  
N56°07'23"E  
23.84'  
EX. ROW

POINT OF BEGINNING  
N: 13708122.82  
E: 2129466.52

S11°00'41"W  
16.86'

PARCEL NO. 19445  
0.055 OF AN ACRE  
2,406 SQ. FT.

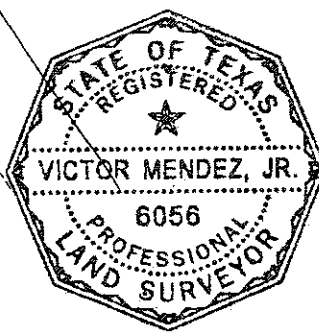
5' ELECTRIC EASEMENT  
VOL. 9592, PG. 136  
D.P.R.B.C.T.

LOT 11  
BLOCK 1  
N.C.B. 789  
JACKSON DOWNTOWN  
RETAIL, LP  
VOL. 13598, PG. 1938  
JUL. 21, 2008  
O.P.R.R.P.B.C.T.

JACKSON ST.  
(VOL. 160' R.O.W.)  
(ASPHALT PAVEMENT)

LOT 10  
BLOCK 2  
N.C.B. 788

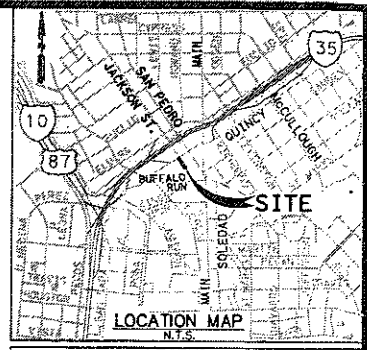
FOX TECH HIGH SCHOOL  
VOL. 9551, PGS. 120-122  
D.P.R.B.C.T.



**PLAT SHOWING:**  
BEING A 0.055 OF AN ACRE (2,406 SQ. FT.)  
TRACT OF LAND, OUT OF JACKSON STREET, AS  
SHOWN ON A PLAT OF JACKSON SUBDIVISION AS  
RECORDED IN VOLUME 9592, PAGE 136, DEED AND  
PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PREPARED BY:  
**BAIN MEDINA BAIN**  
ENGINEERS & SURVEYORS  
7073 San Pedro  
San Antonio, Texas 78216  
210-484-7223  
TBPE NO. F-1712  
TLSF REG. NO. 100236-00

THIS DRAWING IS THE PROPERTY OF BAIN MEDINA BAIN, INC. AND SHALL NOT  
BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN  
AUTHORIZED AGENT OF BAIN MEDINA BAIN, INC.; BAIN MEDINA BAIN, INC.  
ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY  
PURPOSE AFTER SIX MONTHS FROM THE DATE INDICATED ON THIS DRAWING.  
ALL RIGHTS RESERVED. COPYRIGHT 2015. BAIN MEDINA BAIN, INC. ©



**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- PARCEL BOUNDARY
- OVERHEAD ELECTRIC
- PP/L — POWER POLE WITH LIGHT
- PP — POWER POLE
- LP — LIGHT POLE
- SET 1/2" IRON ROD W/  
ORANGE PLASTIC CAP STAMPED  
"BAIN MEDINA BAIN INC"
- FOUND IRON ROD
- TREE
- MHT — TELEPHONE MANHOLE
- WM — WATER METER
- WV — WATER VALVE
- GV — GAS VALVE
- FHY — FIRE HYDRANT
- SSM — STORM SEWER MANHOLE
- TBX — TRAFFIC CONTROL BOX
- TPED — TELEPHONE PEDESTAL
- TSLP — TRAFFIC SIGNAL LIGHT POLE
- MHE — ELECTRIC MANHOLE
- MHW — SAN SEWER MANHOLE
- SIGN
- GUYWIRE

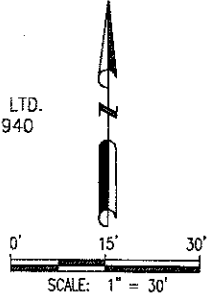
D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R.R.P.B.C.T. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

**NOTES:**  
A METES AND BOUNDS DESCRIPTION OF  
EVEN DATE HERewith ACCOMPANIES  
THIS SURVEY PLAT.  
**BEARING SOURCE:**  
NAD 83/93 TEXAS SOUTH CENTRAL ZONE  
ALL DISTANCES ARE GRID.  
SCALE FACTOR: 1.0017

JACKSON SUBDIVISION  
VOL. 9592, PG. 136  
D.P.R.B.C.T.

LOT 12  
BLOCK 1  
N.C.B. 789

SA DOWNTOWN TMC, LTD.  
VOL. 13598, PG. 1940  
JUL. 21, 2008  
O.P.R.R.P.B.C.T.



STATE OF TEXAS  
BEXAR COUNTY  
THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL  
SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

THIS 16TH DAY OF MARCH, 2015 A.D.  
VICTOR MENDEZ, JR. RPLS 6056

CITY OF SAN ANTONIO  
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT  
DOWNTOWN STREETS - MAIN / SAN PEDRO / NAVARRO PROJECT  
**PARCEL NO. 19445**

DRWN. BY: RA	JOB NO.: S-5497	PROJECT NO.: 40-00300	DATE: 03-16-2015
			PAGE 3 OF 3

S:\15-5497\Drawings\Sheets\ACI\19445.dwg, 4/30/2015, 3:52:36 PM