

**FIELD NOTES**  
**For a 1.022 Acre (44,504 square feet)**

**BEING A 1.022 OF AN ACRE (44,504 SQ. FT.), TRACT OF LAND, BEING OUT OF THAT PORTION OF WEST PARK AVE. AND MAVERICK STREET AS SHOWN ON THE REPLAT AND SUBDIVISION PLAT ESTABLISHING SAN ANTONIO COLLEGE REPLAT RECORDED IN VOLUME 9576, PAGES 109-112 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING SITUATED EAST OF SAN PEDRO AVE. THE STREET RIGHT OF WAYS DESCRIBED HEREIN ARE BOUNDED ON THE NORTH AND EAST BY LOT 15, BLK. 3, N.C.B. 1905 AND ON THE SOUTH AND WEST BY LOT 15, BLK. 36, N.C.B. 364 OF THE FORE MENTIONED SAN ANTONIO COLLEGE REPLAT AND BEING A PART OF COUNTY BLOCK 5013, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

Beginning at a found 1/2 iron rod with red plastic cap stamped "B.M.B. INC. CONTROL POINT", set for the property line return at the northeast corner of the at the intersection of the Right-of-Way line of San Pedro Ave., a variable width Right-of-Way, the north Right-of-Way line, of West Park Ave. a 60 foot Right-of-Way, in the south line of said Lot 3, for an angle point of the herein described tract;

- 1) Thence, N.89°47'25"E., 381.37 feet, along the south line of said Lot 3 and the north Right-of-Way line of said West Park Ave , to a set ½" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", an internal corner of said Lot 3, Block 3 at the northeast corner of the intersection of said West Park Ave. & the East right of way of Maverick Street (a 60 foot Right-of-Way) extended to intersect said north right of way line of West Park Ave. for the northeast corner of the herein described tract;
- 2) Thence, S.00°20'04"E., 376.03 feet, along the west line of said Lot 3 and the east Right-of-Way of said Maverick Street, to a set ½" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", for the point of curvature of a curve to the left, being the property line return P.C., at the intersection of said Maverick Street and West Evergreen Street a 60 foot Right-of-Way as shown on said San Antonio College Replat, said point being a corner of the herein described tract;
- 3) Thence, along an arc a distance of 23.53 feet of said curve to the left, having a radius of 15.00 feet, a tangent of 14.97 feet, a delta of 89°52'31", and a chord bearing and distance of S.45°16'20"E., 21.19 feet, to a set mag nail at the intersection of said Maverick Street & West Evergreen Street property line return, for the southeast corner of the herein described tract;
- 4) Thence, S.89°47'25"W., 90.00 feet, crossing said Maverick Street, and along the north Right-of -Way line of West Evergreen Street, to a set Mag nail for the P.C. of a non tangent curve to the left for the southwest corner of the herein described tract;
- 5) Thence, along said arc a distance of 23.60 feet, said curve to the left, having a radius of 15.00 feet, a tangent of 15.03 feet, a delta of 90°07'29", and a chord bearing and distance of N.44°43'41"E., 21.24 feet to a set mag nail and the P.T. of said curve to the left, for a point in the west line of Maverick St. and the east line of said LOT 15, BLK. 36, N.C.B. 364 for a corner of the herein described tract;

Project Name:  
SAC PARK AVE & MAVERICK ST

- 6) Thence, N.00°20'04"W., 301.00 feet, along the west line of said Maverick Street and the east line of said Lot 15, to a set ½" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", for the P.C. of the property line return at the southwest corner of the intersection of said Maverick Street and said West Park Ave. for a corner of the herein described tract;
- 7) Thence, with the said arc a distance of 23.53 feet, along said property line return and curve to the left having a radius of 15.00 feet, a tangent of 14.97 feet, a delta of 89°52'31", and a chord bearing and distance of N.45°16'19"W., 21.19 feet to a set ½" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", to the P.T. of said curve, said point being in the north line of said Lot 15 and the south right of way line West Park Ave. for a corner of the herein described tract;
- 8) Thence, S.89°47'25"W., 262.84 feet, along the south Right-of-Way line of said West Park Ave. and the north line of said Lot 15, to a set mag nail, for an angle corner of the herein described tract;
- 9) Thence, continuing along the north line of Lot 15 and the south right of way line as dedicated in the above cited Sa Antonio College Replat as follows:

S.00°20'04"E., 12.80 feet, continuing along the south Right-of-Way line of said West Park Ave., the north line of said Lot 15, to a set mag nail, for a corner of the herein described tract;

Thence, S.89°47'25"W., 17.46 feet, continuing along the south Right-of-Way line of said West Park Ave., the north line of said Lot 15 and the P.C. of a curve to the left, to a set ½" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", for the P.C. of a curve to the left of the herein described tract;

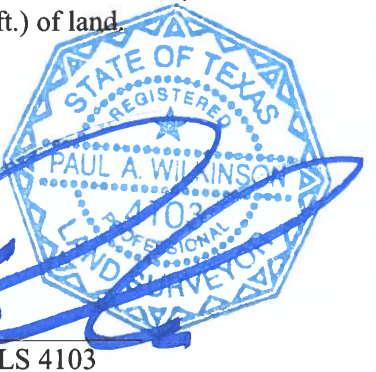
Thence, along an arc a distance of 45.63 feet, said curve to the left having a radius of 42.00 feet, a tangent of 25.36 feet, a delta of 62°14'52", and a chord bearing and distance of S.58°39'59"W., 43.42 feet, to a set ½" iron rod with orange plastic cap stamped "B.M.B. INC. PROPERTY CORNER", on the east Right-of-Way line of San Pedro Ave. and of the herein described tract;
- 10) Thence, N. 00°20'40"W, 97.86 feet, along said east Right-of-Way line of San Pedro Ave. to a point in a non-tangent curve at the intersection of the east line of said San Pedro Ave. and the north line of said West Park Ave., in the south line of said Lot 3, for the northwest corner of the herein described tract;
- 11) Thence, along said arc a distance of 11.54 feet of said curve to the left, having a radius of 25.00 feet, a tangent of 5.88 feet, a delta of 26°27'27", and a chord bearing and distance of S.76°58'52"E., 11.44 feet, to the POINT OF BEGINNING and containing 1.022 acre (44,504 sq. ft.) of land.

Bearings based on NAD 83(93), Texas South Central Zone.

All distances are surface.

This property description is accompanied by a separate plat of even date.

Surveyed on the ground the 8th day of JUNE, 2018.



Paul A. Wilkinson, RPLS 4103