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1856 Lockhill-Selma, Suite 105  
San Antonio, Texas 78213  
www.mavericklsc.com

**Maverick**  
**Land Surveying Co.**

TBPLS Firm No. 10132700  
Phone (210) 342-9455  
Fax (210) 342-9524

**ZONING EXHIBIT OF**  
**7.527 ACRES OUT OF NEW CITY BLOCK 985**  
**AND NEW CITY BLOCK 2554**  
**BEING THE PROPOSED REPLAT AND SUBDISION PLAT #170163 ESTABLISHING**  
**-LOT 33, NEW CITY BLOCK 985 DEAN CAMPUS**  
**CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

DESCRIPTION of a 7.527 acre tract of land situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being all of Lots 17-31, Merchants Alley, McManus Alley, Transfer Alley, now closed, vacated and abandoned by the city of San Antonio Ordinance Number 94458 and recorded in Volume 9095, Page 1822, Real Property Records, Bexar County, Texas and the former Missouri-Kansas-Texas Railroad Spur, all within New City Block (N.C.B) 985 according to the Vacating and Re-Subdivision plat of Lots 17 to 31, N.C.B. 985 recorded in Volume 980, Pages 294-295, Deed and Plat Records, Bexar County Texas, together with all of Lot 15, Block 5, N.C.B. 2554 according to the plat of DEAN SUBDIVISION recorded in Volume 9527, Page 15, said Deed and Plat Records and a portion of arbitrary Lots A-2 and A-11, according to City Block Maps, in all said 7.527 acre tract being more particularly described as follows:

BEGINNING at a ½ inch iron rod found at the northwest intersection corner of the west right-of-way line of South Flores Street (a 60 foot wide right-of-way as cited on plat recorded in said Volume 980, Page 295) and north right-of-way line of W. Riche Street (a 18.3 foot wide right-of-way shown as 18.5 feet wide on said plat recorded in Volume 980, Page 295) and at the southeast corner of said Lot 31, N.C.B 985 for the easternmost corner and POINT OF BEGINNING of this tract,

THENCE along the common north right-of-way line of said W. Riche Street and south line of said Lot 31, North 65° 51' 39" West, 331.72 feet to a ½ inch iron rod found at the northeast corner of said Lot 15, Block 5, N.C.B 2254 for an interior corner of this tract,

THENCE, departing said common line and along the east line of said Lot 15, the following three (3) bearings and distances:

1. South 35° 16' 16" West, 83.08 feet to a ½ inch iron rod found.
2. North 65° 43' 10" West, 23.51 feet to a ½ inch iron rod found,
3. And South 25° 04' 51" West, 151.50 feet to a ½ inch iron rod found on the current north right-of-way line of Camp Street (a 55 foot right-of-way at that point according to the said DEAN SUBDIVISION) at the southeast corner of said Lot 15 and southernmost southeast corner of this tract.

THENCE, along the north right-of-way line of said Camp Street, North 64° 59' 34" West, 266.13 feet to a ½ inch iron rod found on the east line of a 1.38 acre tract, formerly the M.K. & T Railroad right-of-way conveyed unto John H. Dean Family Partners, LTD by deed recorded in Volume 9170, Page 169, said Real Property Records, at the southwest corner of said Lot 15 and

southwest corner of this tract; same being on a curve to the left whose radius point bears North 48° 14' 34" West, 5,758.60 feet and whose chord bearing and distance is North 40° 05' 30" East, 334.77 feet.

THENCE, along the ostensible east of said 1.38 acre tract and west line of this tract and with the arc of said curve through a central angle of 03° 19' 53" and an arc distance of 334.82 feet to a ½ inch iron rod found.

THENCE, continuing along said common line the following three (3) bearings and distances:

1. North 36° 18' 27" East, 263.75 feet to an X found scribed in concrete.
2. North 53° 05' 48" West, 3.91 feet to a ½ inch iron rod found.
3. And North 36° 52' 24" East, 194.69 feet to a ½ inch iron rod found at the southwest corner of Lot 32, N.C.B 985 as shown by plat of JUDSON LOFT SUBDIVISION recorded in Volume 9598, Page 1, said Deed and Plat Records and at the west corner of a certain boundary line agreement executed May 8, 1963 and recorded in Volume 4955, Page 456, Deed Records, Bexar County, Texas, for the northwest corner of this tract.

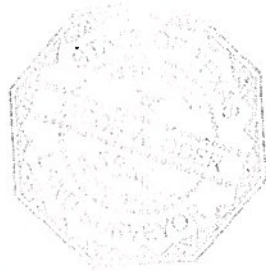
THENCE, along the common south line of said Lot 32 and north line of this tract as described in said boundary line agreement the following four (4) bearings and distances:

1. South 69° 05' 19" East, 229.28 feet to an existing building corner.
2. South 20° 47' 47" West, 3.57 feet to an existing building corner.
3. South 69° 59' 53" East, 121.93 feet to an existing building corner.
4. And South 69° 15' 24" East, 82.04 feet to a mag nail set on the west right-of-way line of said South Flores Street at the east corner of said boundary line agreement for the southeast corner of said Lot 32 and northeast corner of this tract.

THENCE, along the west of right-of-way line of said South Flores Street, South 24° 32' 44" West, 393.60 feet to a ½ inch iron found for an interior corner of this tract,

THENCE, continuing along said west right-of-way line, South 16° 22' 45" West, 172.55 feet to the POINT OF BEGINNING.

CONTAINING in all 7.527Acres or 327,872 square feet, more or less. Described from a survey completed November 11, 2016 for the replat and subdivision plat of the 7.527 acre site; found or set corners indicated are from the 2016 survey; page 3 of 3 contains the graphic description of the area described above. Bearings are based on NAD83(2011) State Plane Coordinate System established for the Texas South Central Zone(4204).



MAVERICK LAND SURVEYING COMPANY

Jacob W. Oder, TX R.P.L.S. No. 5846