

**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

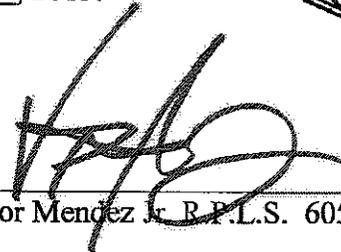
All coordinates are surface using a scale factor of: 1.00017

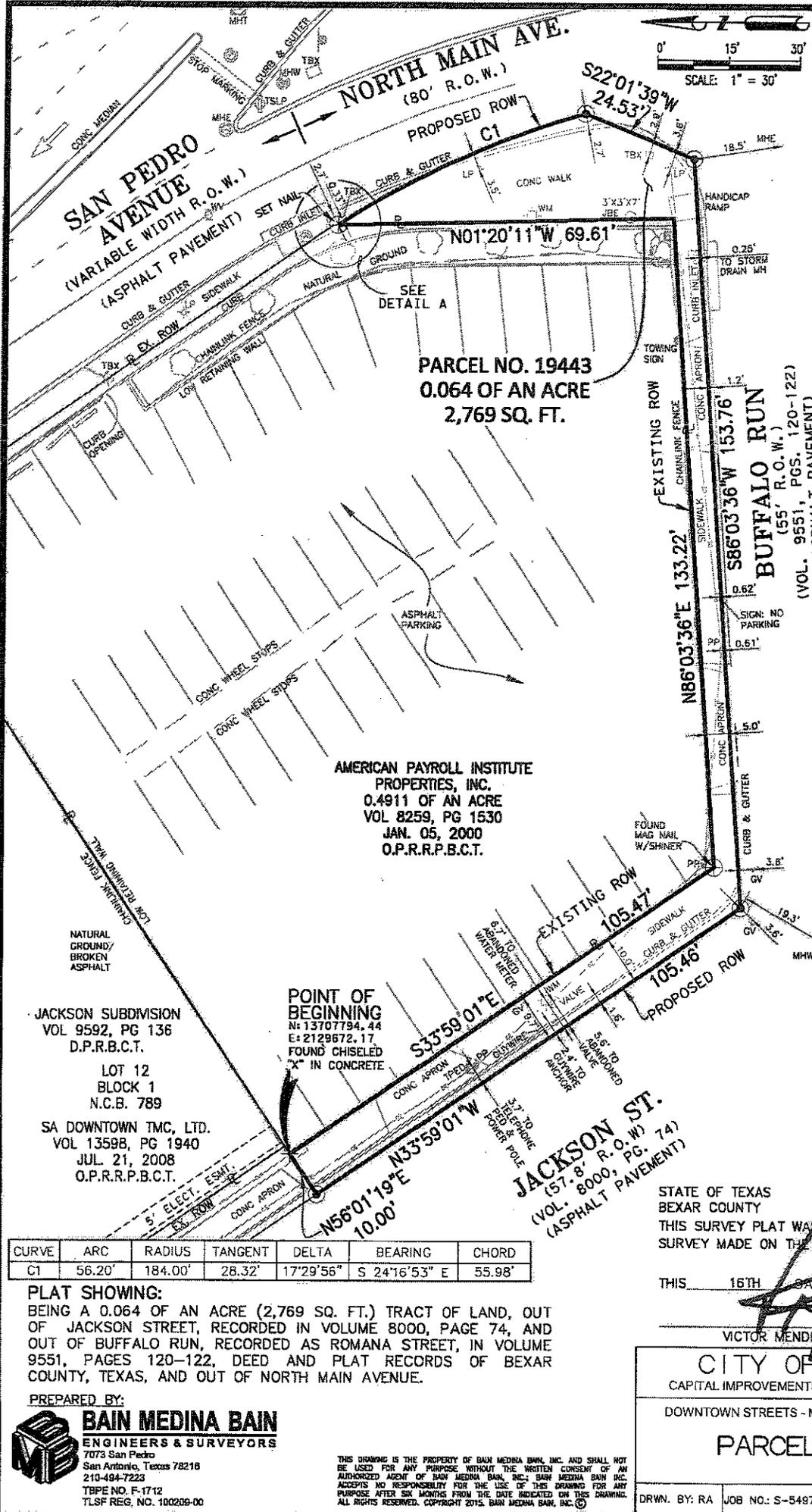
Plat prepared this day.

Surveyed on the ground 16th, day of March, 2015.

Plat Prepared by Bain Medina Bain, Inc.

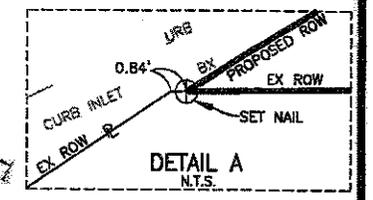



Victor Mendez Jr. R.P.L.S. 6056



- LEGEND**
- EX ROW
 - EXISTING PROPERTY LINE
 - PARCEL BOUNDARY
 - 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
 - CV — GAS VALVE
 - FHD — FIRE HYDRANT
 - TBX — STORM SEWER MANHOLE
 - 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 MENENDEZ, 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-1712
 TLSF REG. NO. 100209-00

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S.A. 5-5497 Drawings: Streets (C.D.M. Smith) PARCEL 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 16th, 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.

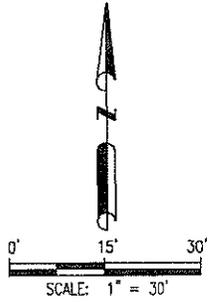
AMERICAN PAYROLL INSTITUTE
PROPERTIES, INC.
0.4911 OF AN ACRE
VOL. 8259, PG. 1530
JAN. 05, 2000
O.P.R.R.P.B.C.T.



- 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
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NOTES:
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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.

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

PARCEL NO. 19444

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

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

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S:\3-5497\Drawings\CDM Smith\PARCEL 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

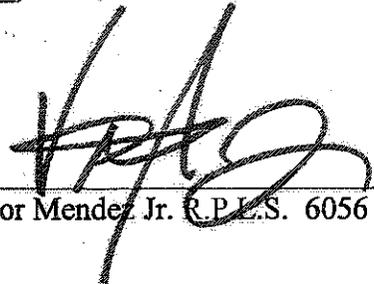
All coordinates are surface using a scale factor of: 1.00017

Plat prepared this day.

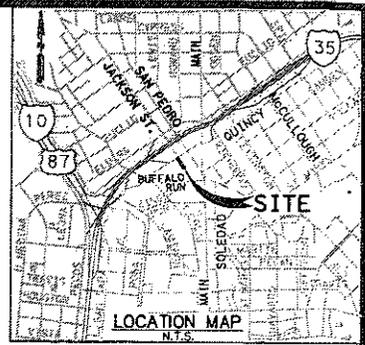
Surveyed on the ground 16th, day of March, 2015.

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
CURB & GUTTER
SIDEWALK
23.84'
EX. ROW
1' VEHICULAR NON-ACCESS ESMT
8.5'
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.

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.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- 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"
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- WV WATER VALVE
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- SSM STORM SEWER MANHOLE
- TBX TRAFFIC CONTROL BOX
- TPED TELEPHONE PEDESTAL
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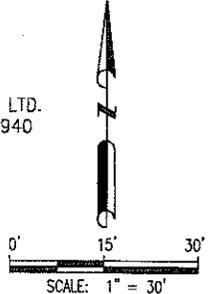
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BEARING SOURCE:
NAD 83/93 TEXAS SOUTH CENTRAL ZONE
ALL DISTANCES ARE GRID.
SCALE FACTOR: 1.0017

JACKSON ST.
(VOL. 60' R.O.W.)
(ASPHALT PAVEMENT)

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.

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

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

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CITY OF SAN ANTONIO CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT		
DOWNTOWN STREETS - MAIN / SAN PEDRO / NAVARRO PROJECT		
PARCEL NO. 19445		
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		DATE: 03-16-2015
PAGE 3 OF 3		

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