

Attachment A

506 Dolorosa

DOLOROSA ST.

(80' PUBLIC R.O.W.)
(VOL. 5502, PG. 28-31, DPR)

N 87°46'30" E ~ 71.59'(R8)

53.62'(R9)

S 87°55'55" E

POINT OF COMMENCEMENT

BLDG. CORNER

N 87°55'55"W
209.60' TO
FND. LEAD PLUG

POINT OF BEGINNING
(SEE ATTACHED
FIELDNOTE DESCRIPTION)

CONC. PAD &
UTILITY BOX

TWO STORY BRICK BUILDING

PARCEL I
0.200 ACRE TRACT
(VOL. 13342, PG. 1526, RPR)

2.583 ACRES
NEW CITY BLOCK 111

LOT 22

APPROXIMATE
LOT LINES

LOT 23

LOT 21

LOT 20

(IMPROVEMENTS NOT SHOWN)

LOT AREA = 112,518 sq.ft.
= 2.583 acres

RECORD OWNER: CITY OF SAN ANTONIO
DEED: VOL. 4127, PG. 379, DR

14' FIBER LICENSE AGREEMENT
CITY ORDINANCE 2017-04-06-0207
(APPROXIMATE LOCATION AS SCALED
FROM ORDINANCE EXHIBIT B)

PARCEL II
0.341 ACRE TRACT
(VOL. 13342, PG. 1526, RPR)

PARCEL X
0.165 ACRE TRACT
(VOL. 13342, PG. 1526, RPR)

PARCEL V
0.297 ACRE TRACT
(VOL. 13342, PG. 1526, RPR)

RECORD DATA BEARINGS

R1=S 02°30' W ~ 202.61'
R2=S 03°56' W ~ 236.71' LESS 16.8'
R3=N 01°09' E ~ 19.6' LESS 16.8'
R4=N 04°31' W ~ 28.76'
R5=N 00°39' W ~ 59.6'
R6=N 00°35' E ~ 312.2'
R7=S 85°41' E ~ 155.6'
R8=N 88°07' E ~ 71.42'
R9=S 87°54' E ~ 53.5'

SAN PEDRO CREEK
IMPROVED CHANNEL
(VOL. 5502, PG. 29, D.P.R.)

CONC. DRAIN

FND. MAG NAIL

CHAIN LINK
FENCE INSET

N 00°34'43" W ~ 59.45'(R5)

FND. MAG NAIL

N 04°26'14" W ~ 28.95'(R4)

FND. 1/2" I.R.

N 01°03'00" E ~ 4.84'(R3)

FND. 1/2" I.R.
(MLS Co.)

SOUTH 16.8'
OF LOTS 20, 21 & 23
(VOL. 3453, PG. 460, DR)

N 83°34'21" W ~ 259.95'

NUEVA ST.

(50' PUBLIC R.O.W.)
(CITED IN VOL. 9615, PG. 182, DPR)

NOTES:

1. D.C.L. = DIRECTIONAL CONTROL LINE.
2. ——— = DENOTES CONCRETE CURB.
3. INTERIOR IMPROVEMENTS NOT SHOWN.
4. BEARING BASIS = PLAT AS REFERENCED BELOW.
5. THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #48029C0415 G.
6. PROPERTY DESCRIBED HEREON IS SUBJECT TO A 0.618 ACRE AND A 0.175 ACRE TEMPORARY CONSTRUCTION EASEMENT AS NOTED IN VOL. 19024, PG. 2411 & 2414 OPR. (THE ACTUAL EASEMENT DESCRIPTIONS ARE MISSING FROM THE DOCUMENT)

ADDRESS:
506 DOLOROSA

○ = LIGHT POLE
▲ = SIGN POST
WV = WATER VALVE
MH = MANHOLE

BOUNDARY SURVEY OF
A 2.583 ACRE TRACT
BEING ALL OF LOT 22
AND THE
REMAINING PORTIONS
OF LOTS 20, 21 AND 23
NEW CITY BLOCK 111

SAN ANTONIO, BEXAR COUNTY, TEXAS
DEED REFERENCE: DEED RECORDS
VOL. 2299 PAGE 123 DATE MARCH 17, 1958

WE, MAVERICK LAND SURVEYING COMPANY,
HAVE MADE A SURVEY ON THE GROUND
OF THE FOREGOING PROPERTY, AND WE
CERTIFY THAT, EXCEPT AS SHOWN, THERE
ARE NO VISIBLE ENCROACHMENTS.

BY:

Maverick
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213
(210) 342-9455, Fax 342-9524
© 1990-2018, Maverick Land Surveying Co.
TBPLS FIRM No. 10132700



F.W. BY: F.C.
DATE 10-1-18
JOB NO. 41155-02
DRN.: D.D. CKD.: JWO
SCALE: 1" = 40'

Job No. 41155-02
October 4, 2018
Page 1 of 2

STATE OF TEXAS
COUNTY OF BEXAR

2.583 Acre Tract

FIELD NOTE DESCRIPTION of a 2.583 acre tract of land situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being all of Lot 22 and the remainder of Lots 20, 21 and 23, New City Block 111 as conveyed unto the City of San Antonio by warranty deed executed March 17, 1958, recorded in Volume 4127, Page 379 Deed Records of said County and State and as described in a previous deed unto Distributors Realty Corporation recorded in Volume 2299, Page 123 said Deed Records, in all said 2.583 acre tract of land being more particularly described as follows:

COMMENCING at a lead plug found at the intersection of the south right of way line of Dolorosa Street (a variable width R.O.W.) and the west right of way line of South Flores Street (an 80 foot wide R.O.W.), at the northeast corner of Parcel IV described in a Memorandum of Ground Lease recorded in Volume 13342, Page 1526 Bexar County Real Property Records.

THENCE, along the south right of way line of said Dolorosa Street, North 87° 55' 55" West, 209.60 feet to the northwest corner of a brick building at the common northwest corner of Parcel I, said Memorandum of Ground Lease, and the northeast corner of Lot 20 for the northeast corner and POINT OF BEGINNING of this tract.

THENCE, along the common east line of said Lot 20 and the west lines of Parcels I and II, said Memorandum of Ground Lease, South 02° 33' 20" West, 199.93 feet (cited in deed in Volume 2299, Page 123 as South 02° 30' West, 202.61 feet) to a mag nail found, and continuing along the common east line of said Lot 20 and the west lines of Parcels X and V, said Ground Lease, South 04° 02' 05" West (cited in said deed as South 03° 56' West), 223.43 feet to a mag nail found on a concrete retaining wall on the north right of way line of Nueva Street (a 50 foot wide R.O.W.), for the southeast corner of this tract, same being the northeast corner of a 16.8 foot wide strip of land conveyed unto the City of San Antonio for street widening by deed executed December 18, 1953 and recorded in Volume 3453, Page 460 said Deed Records.

THENCE, across said Lots 20, 21 and 23 and with the north line of said 16.8 foot wide strip, North 83° 34' 21" West, 259.95 feet to a ½ inch iron rod found with orange plastic cap marked "MLS CO RPLS 4612" on the east line of San Pedro Creek as shown by plat

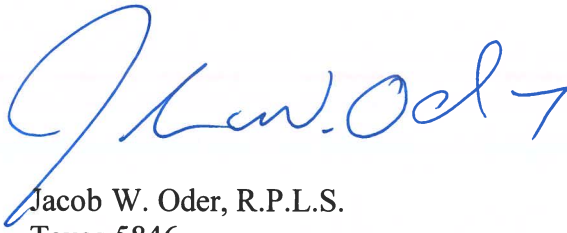
recorded in Volume 5502, Page 29, Bexar County Deed and Plat Records for the southwest corner of this tract.

THENCE, along the east line of said San Pedro Creek and with the west line of said Lot 22 as follows: North 01° 03' 00" East (cited in said deed as North 01° 09' East), 4.84 feet to a ½ inch iron rod found; N 04° 26' 14" West, 28.95 feet (cited in said deed as North 04° 31' West, 28.76 feet) to a mag nail found; North 00° 34' 43" West, 59.45 feet (cited in said deed as North 00° 39" West, 59.60 feet) to a mag nail found and North 00° 45' 00" East, 311.74 feet (cited in said deed as North 00° 35' East, 312.2 feet) to a mag nail found on the south right of way line of said Dolorosa Street for the northwest corner of said Lot 22 and this tract.

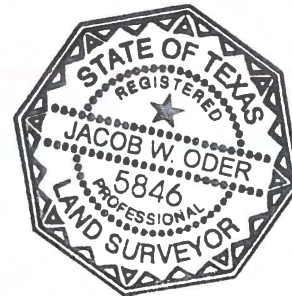
THENCE, along said south right of way line as follows: South 85° 32' 31" East (bearing basis Volume 5502, Page 29), 156.98 feet (cited in said deed as South 85° 41' East, 155.6 feet) to a mag nail set in concrete, in place of previously found mag nail, at the common northeast corner of said Lot 22 and the northwest corner of said Lot 21; North 87° 46' 30" East 71.59 feet (cited in said deed as North 88° 07' East, 71.42 feet) to a drill hole set in utility cover, in place of previously found "X" marked on the top of an electric transformer box, and South 87° 55' 55" East, 53.62 feet (cited in said deed as South 87° 54' East, 53.5 feet) to the POINT OF BEGINNING.

CONTAINING in all, 2.583 acres or 112,518 square feet more or less.

Surveyed on the ground this 1st day of October 2018



Jacob W. Oder, R.P.L.S.
Texas 5846



Attachment B

702 Dolorosa

DOLOROSA ST.

(80' PUBLIC R.O.W.)

(VOL. 5502, PG. 28-31, DPR)

POINT OF BEGINNING
(SEE ATTACHED FIELDNOTE DESCRIPTION)

BEARING BASIS
(SEE NOTE #4)

S 85°32'31" E ~ 205.71' (PLAT=205.85')

CURVE DATA: C~1

D = 88°31'12"

R = 25.00'

L = 38.62' (PLAT=38.48')

CHD. BRG. & DIST.

N 50°14'45" E ~ 34.90'

SANTA ROSA ST.

(110' PUBLIC R.O.W.)

(VOL. 5502, PG. 28-31, DPR)

(PLAT=N 06°15'57" E ~ 309.38')

N 06°14'56" E ~ 309.43'

CURVE DATA: C~2

D = 79°48'46"

R = 25.00'

L = 34.82' (PLAT=34.78')

CHD. BRG. & DIST.

N 33°40'14" W ~ 32.08'

LOT 1 NEW CITY BLOCK 13418

USE: PARKING LOT

(IMPROVEMENTS NOT SHOWN)

LOT AREA = 88,526 sq.ft.

= 2.032 acres

RECORD OWNER: CITY OF SAN ANTONIO

DEED: VOL. 5409, PG. 775, RPR

LOT 2

USE: PARKING LOT

LOT 3

USE: COUNTY FACILITY

LOT 4

USE: HISTORICAL BLDG'S.

RESTRICTIONS:

VOL. 5409, PG. 775, DR

VOL. 5502, PG. 28-31, DPR

NOTES:

1. D.C.L. = DIRECTIONAL CONTROL LINE.
2. ——— = DENOTES CONCRETE CURB.
3. INTERIOR IMPROVEMENTS NOT SHOWN.
4. BEARING BASIS = PLAT AS REFERENCED BELOW.
5. THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #48029C0415 G, DATED SEPTEMBER 29, 2010. ZONE X IS NOT WITHIN A 100 YEAR FLOOD ZONE.

ADDRESS:

702 DOLOROSA

⊙ = LIGHT POLE
⊙ = SIGN POST

BOUNDARY SURVEY OF

LOT 1

NEW CITY BLOCK 13418

TEX R-39

CENTRAL WEST AREA

PROJECT 1

URBAN RENEWAL
SAN ANTONIO, TEXAS

SAN ANTONIO, BEXAR COUNTY, TEXAS

PLAT REFERENCE: DEED & PLAT RECORDS
VOL. 5502 PAGE 28-31 DATE DEC. 10, 1965

WE, MAVERICK LAND SURVEYING COMPANY,
HAVE MADE A SURVEY ON THE GROUND
OF THE FOREGOING PROPERTY, AND WE
CERTIFY THAT, EXCEPT AS SHOWN, THERE
ARE NO VISIBLE ENCROACHMENTS.

BY:

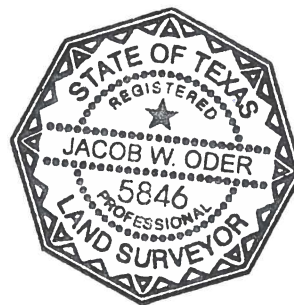
Maverick
Land Surveying Co.

1856 Lockhill Selma, Suite 105, San Antonio, Texas 78213

(210) 342-9455, Fax 342-9524

© 1990-2018, Maverick Land Surveying Co.

TBPLS FIRM No. 10132700



F.W. BY: F.C.

DATE 09-19-18

JOB NO. 54874-01

DRN.: D.D. CKD.: JWO

SCALE: 1" = 40'

Job No. 54874-00

October 4, 2018

Page 1 of 2

STATE OF TEXAS
COUNTY OF BEXAR

Lot 1
New City Block 13418
(2.032 Acre Tract)

FIELD NOTE DESCRIPTION of a 2.032 acre tract of land situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being all of Lot 1, New City Block 13418, TEX R-39 CENTRAL WEST AREA PROJECT 1 URBAN RENEWAL SAN ANTONIO, TEXAS as shown by plat recorded in Volume 5502 Page 28, Deed and Plat Records of said County and State, in all said 2.032 acre tract being more particularly described as follows:

BEGINNING at an aluminum disk marked "RODS" on the south right of way line of Dolorosa Street (an 80 foot wide public right of way, Volume 5502, Page 28), at the common north corner of said Lot 1 and Lot 2, said Urban Renewal plat, for the northeast corner and POINT OF BEGINNING of this tract.

THENCE, along the west line of Lots 2, 3 and 4 of said Urban Renewal plat, South 05° 03' 40" West, 402.41 feet (cited on said plat as South 05° 05' 16" West, 402.30 feet) to an aluminum disk marked "RODS" on the north right of way line of Nueva Street (a variable width public right of way, Volume 5502, Page 28), for the southeast corner of said Lot 1 and this tract.

THENCE, along said north right of way line as follows: North 83° 01' 40" West, 11.19 feet (cited on said plat as North 83° 34' 21" West, 11.11 feet) to a mag nail found with washer marked "MLS CO"; North 07° 48' 34" East, 3.89 feet (cited on said plat as North 06° 25' 39" East, 4.0 feet) to a chiseled "X" found on concrete; North 83° 20' 59" West, 26.90 feet (cited on said plat as North 83° 34' 21" West, 26.92 feet) to a mag nail found with washer marked "MLS CO"; and North 73° 28' 53" West, 182.54 feet (cited on said plat as North 73° 26' 18" West, 182.61 feet) to a ½" iron rod found at the beginning of a curve to the right having a radius of 25.00 feet and a chord bearing and distance of North 33° 40' 14" West, 32.08 feet.

THENCE, along the arc of said curve, through a central angle of 79° 48' 46", an arc distance of 34.82 feet (cited on said plat as 34.78 feet) to a ½" iron rod found on the east right of way line of Santa Rosa Street (a 110 foot wide public right of way, Volume 5502, Page 28).

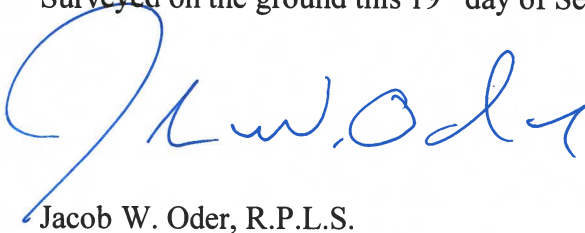
THENCE, along said east right of way line, North 06° 14' 56" East, 309.43 feet (cited on said plat as North 06° 15' 57" East, 309.38 feet) to a ½" iron rod found at the beginning of a curve to the right having a radius of 25.00 feet and a chord bearing and distance of North 50° 14' 45" East, 34.90 feet.

THENCE, along the arc of said curve, through a central angle of 88° 31' 12", an arc distance of 38.62 feet (cited on said plat as 38.48 feet) to a ½" iron rod found on the south right of way line of said Dolorosa Street.

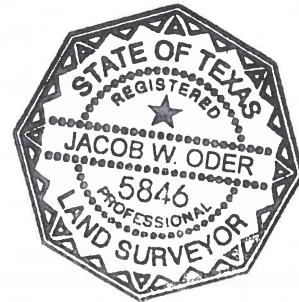
THENCE, along said south right of way line, South 85° 32' 31" East (bearing basis Volume 5502, Page 28), 205.71 feet (cited on said plat as 205.85 feet to the POINT OF BEGINNING.

CONTAINING in all, 2.032 acres or 88,526 square feet, more or less.

Surveyed on the ground this 19th day of September, 2018



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



Attachment C

332 W. Commerce

October 5, 2018
Job No. 42998-01
Page 1 of 2

STATE OF TEXAS
COUNTY OF BEXAR

1.110 Acre Tract
Out of New City Block 254

FIELD NOTE DESCRIPTION of a 1.110 acre tract of land situated in the corporate limits of the city of San Antonio, Bexar County, Texas and being all that portion of New City Block 254 described in two parcels comprising a 0.450 acre tract and 0.674 acre tract as conveyed unto the City of San Antonio by general warranty deed executed December 26, 1986 and recorded in Volume 3898, Page 1325 Bexar County Real Property Records, SAVE AND EXCEPT that certain 0.0009 acre tract conveyed out of said 0.674 acre tract to the San Antonio River Authority by deed recorded in Volume 18296, Page 465, said Real Property Records, in all said 1.110 acre tract being more particularly described as follows:

BEGINNING at a 5/8" iron rod found on the east right-of-way line of Laredo Street (a 45.00 foot wide public ROW) at the southwest corner of said 0.674 acre tract, same being at the northwest corner of a 0.794 acre tract conveyed unto Paul B. Carter, trustee by correction deed executed April 26, 1991 and recorded in Volume 5065, Page 713 said Real Property Records, for the southwest corner and POINT OF BEGINNING of this tract.

THENCE, along the east right of way line of said Laredo Street, North 04° 30' 29" East (record bearing cited as North 04° 06' East in said deed), at 98.02 feet pass the common northwest corner of said 0.674 acre and southwest corner of 0.450 acre tracts, in all a distance of 157.23 feet to a point at the intersection with the south right-of-way line of Commerce Street (a variable width public ROW), inside the façade of a brick building for the northwest corner of this tract and from whence a drill hole found bears North 04° 30' 29" East, 3.00 feet.

THENCE, along said south right of way line and with the north line of said 0.450 acre tract, South 87° 47' 31" East, 295.00 feet to a point inside the façade of a brick building on the west bank of San Pedro Creek same being at the northeast corner of said 0.450 acre tract for the northeast corner of this tract,

THENCE, along the west bank of said San Pedro Creek, South 03° 22' 25" West, 73.30 feet to a 1/2" iron rod found at the common southeast corner of said 0.450 acre tract, the northeast corner of said 0.674 acre tract and the northeast corner of said 0.0009 acre tract,

THENCE, along the common line south line of said 0.450 acre tract and the north line of said 0.674 acre tract, North 84° 43' 28" West, 8.02 feet to the northwest corner of said 0.0009 acre tract,

THENCE, departing said common line, South 01° 00' 48" West, 49.10 feet to the southwest corner of said 0.0009 acre tract,

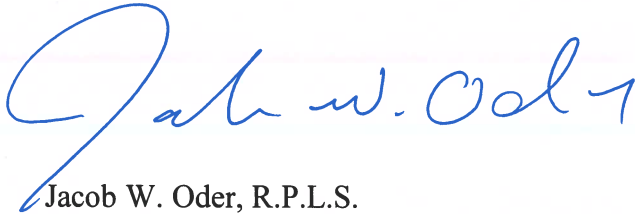
THENCE, South 88° 59' 12" East, 8.00 feet to a mag nail on a concrete retaining wall found on the east line of said 0.674 acre tract at the southwest corner of said 0.0009 acre tract,

THENCE, South 01° 00' 48" West, 48.59 feet to a cross "+" chiseled in the top of a rock retaining wall originally found November 16, 2009 at the common southeast corner of said 0.674 acre tract and the northeast corner of said 0.794 acre tract for the southeast corner of this tract;

THENCE, North 85° 16' 42" West, 302.13 feet (cited in deed as 301.38 feet) to the POINT OF BEGINNING.

CONTAINING in all, 1.110 acres or 48,341 square feet of land, more or less.

Survey completed on the ground by team members of Maverick Land Surveying Company October 4, 2018.



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

