

PA 2021-11600014

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

Zoning Description of

A 1.508 Acres in New City Block 10754, City of San Antonio, Bexar County, Texas

Description of a 1.508 acre tract of land with the corporate limits of the City of San Antonio, Bexar County, Texas, being the remaining north portion of Lot 92, New City Block 10754 as shown by the vacating and resubdivision plat of KAYE SUBDIVISION recorded in Volume 5970, Page 110, of the Deed and Plat Records of Bexar County, Texas, together with all of Lot 93, New City Block 10754 according to the plat of KAYE SUBDIVISION recorded in Volume 5940, Page 67, said Deed and Plat Records, also being a 1.508 acre portion of a 6.56 acre tract conveyed to Sterling Acquisition Corp by deed dated August 11, 2007 and recorded in Volume 13216, Page 796, of the Real Property Records of Bexar County, Texas, in all said 1.508 acre tract of land being more particular descripted as follows:

BEGINNING at a ½ inch iron rod found on the north right-of-way line of Rice Road, at the southwest corner of said Lot 93 for the southwest corner and POINT OF BEGINNING of this tract,

THENCE along the west line of said Lot 93, North 00°41'02" West (bearing basis is the NAD83(2011) Texas State Plane Coordinate System Zone 4204), 335.82 feet to a fence post found at the southeast corner said remaining north portion of Lot 92, same being the northeast corner of Lot 94, New City Block 10754 according said KAYE SUBDIVISION recorded in Volume 5970, Page 110, for an interior of this tract,

THENCE South 89°40'56" West, 149.88 feet to a ½ inch iron found on the east right-of-way line of South W. W. White Road at the 149.88'common northwest of said Lot 94 and the southwest corner of said remaining north portion of Lot 92 for an exterior corner of this tract,

THENCE along said east right-of-way line, North 00°40'59" West, 34.89 feet to a ½ inch iron found at the northwest corner of said remaining north portion of Lot 92, for the northwest corner of this tract,

THENCE North 89°40'56" East, at 149.88 feet pass the common northeast corner of said remining north portion of Lot 92 and the northwest corner of said Lot 93, in all a distance of 311.87 feet to a point at the northeast corner of said Lot 93 and northeast corner of this tract,

THENCE South 01°02'28" East, 370.67 feet to a point on the north right-of-way line of said Rice Road for the southeast corner of said Lot 93 and southeast corner of this tract,

THENCE South 89°39'41" West, 164.30 feet to the POINT OF BEGINNING.

CONTAINING in all 1.508 acres or 65,703 square feet of land, more or less. Described in accordance with a survey made on the ground February 20, 2021 and is accompanied by an exhibit found on page 2. The direction control line for this description and exhibit is the west line of said Lot 93.

JACOB W. ODER

JACOB

MAVERICK LAND SURVEYING COMPANY

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

February 24, 2021; Revised April 8, 2021 Zoning Description and Exhibit

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| ≥ | LOT 79 FOUND 1/2" IRON ROD N 89°40'56 | | LOT 40 LOT 41 " E ~ 311.87" | | | LOT 42 |
|----------------------------------|---|-------------|---|--|-------------------------|---|
| N 00'40'59" 34.89' | 149.88' REMAINING PORTION LOT 92 NEW CITY BLOCK 10754 | | FOUND FENCE POST | | | |
| S. W.W. WHITE ROAD (100' R.O.W.) | LOT 94 | N 00*41'02" | ZONING TRACT 1.508 ACRES LOT 93 NEW CITY BLOCK 10754 | | S 01°02'28" E ~ 370.67' | LOT 77 NEW CITY BLOCK 10754 WILLOW SPRINGS HOME ACRES SUBDIVSION (VOL. 4080, PGS. 220, D.P.R.) |
| | BLOCK 10754 SUBDIVISION 67 & 110, D.P.R.) 100 | W ~ 335.82' | | | | |
| | NEW CITY KAYE (VOL. 5970, PGS. 68 LOT | | NEW CITT | | | |
| , = 60' | LOT 88 | | | | | |
| SCALE: 1" | POINT OF BEGINNING SEE DESCRIPTION FOUND ON PAGE 1 OF 2 | | FOUND 1/2" IRON ROD S 89"39'41" RICE (60' R. | | | |

EXHIBIT FOR ZONING

A 1.508 ACRE TRACT OF LAND BEING THE REMAINING NORTH PORTION OF LOT 92 AND ALL OF LOT 93, NEW CITY BLOCK 10754, KAYE SUBDIVSION RECORDED IN VOLUME 5970, PAGE 67, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

SAN ANTONIO, BEXAR COUNTY, TEXAS

Maverick Land Surveying Co. 1856 Lockhill-Selma, Suite 105 San Antonio, Texas 78213 PH. 210-342-9455 FAX 210-342-9524 TBPLS FIRM No. 10132700

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MLS JOB No.: 58453-0001 PREPARED DATE: 02-24-2021