

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 described 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,

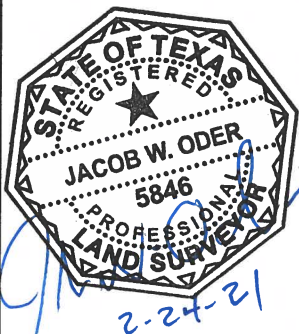
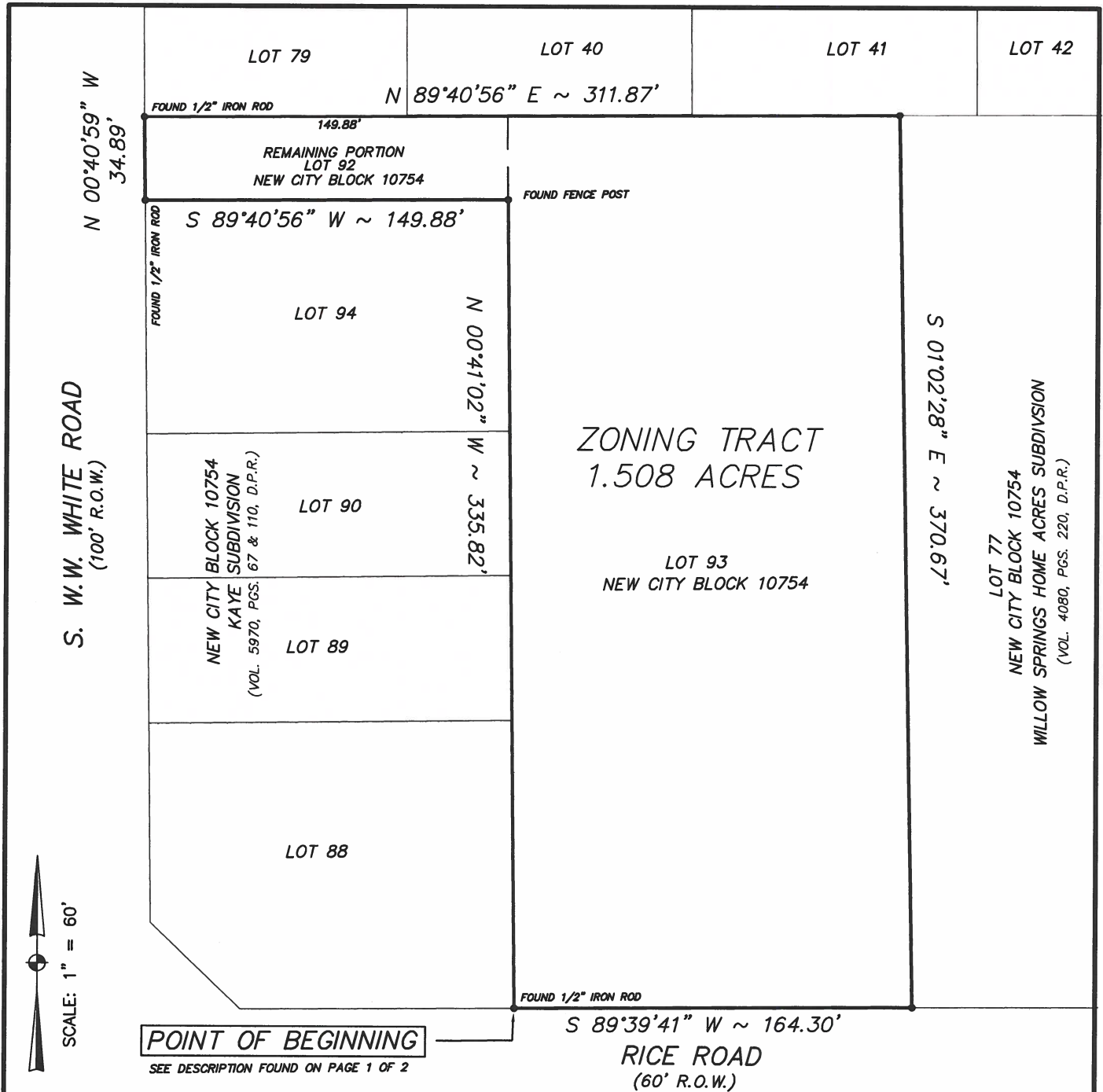
THENCE South 89°39'41" West, 164.30 feet to the POINT OF BEGINNING.

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.



MAVERICK LAND SURVEYING COMPANY

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



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

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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