



**ZONING DESCRIPTION FOR  
A 179.94 ACRE TRACT**

A **179.94 acre** tract of land situated in the Fernando Rodriguez Survey, Abstract 15, and the Samuel Wilson Survey No. 51, Abstract 804, City of San Antonio, Bexar County, Texas, being the remainder of that called 293.27 acre tract of land as conveyed to Southstar at Verano Developer, LLC at Document No. 20200290004 in the Official Public Records (O.P.R.) of Bexar County, Texas and recorded November 30, 2020, and being a portion of University Way, a variable width right-of-way as described in Volume 9659, Pages 217-219 of the Deed and Plat Records (D.P.R.) of said county, said 179.94 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a ½" iron rod with cap stamped KFW SURVEYING (hereinafter referred to as a SET KFW) set for the southeast corner of said 293.27 acres, being in the westerly right-of-way line of Union Pacific Railroad, being in the north right-of-way line of Jaguar Boulevard/Verano Parkway, a 178' wide right-of-way as established by plat at Volume 9675, Pages 94-97 in Deed and Plat Records, Bexar County, Texas (D.P.R.), for the southeast corner of the tract described herein;

**THENCE:** along and with the south line of said 293.27 acres, the following five (5) courses:

1. **S 89°36'32" W**, a distance of **1483.74 feet** to a SET KFW for the southeast corner of that certain 8.00 acre tract of land previously surveyed by KFW Surveying (not yet recorded);
2. **N 00°23'18" W**, a distance of **769.41 feet** to a SET KFW;
3. **S 89°36'32" W**, a distance of **452.92 feet** to a SET KFW;
4. **S 00°23'18" E**, a distance of **769.41 feet** to a SET KFW for the southwest corner of said 8.00 acres;
5. **S 89°36'32" W**, a distance of **717.07 feet** to a found PK nail for the northeast corner of the intersection of Jaguar Boulevard/Verano Parkway and University Way, for a south corner of the tract described herein;

**THENCE:** over and across University Way, **S 89°37'32" W**, a distance of **116.02 feet** to a SET KFW;

**THENCE:** along and with the south line of that said 293.27 acres, being the north right-of-way line of Verano Parkway, **S 89°36'37" W**, a distance of **876.17 feet** to a point for the southwest corner of the tract described herein;

**THENCE:** over and across said 293.27 acres, the following seven (7) courses:

1. **N 44°33'19" E**, a distance of **28.26 feet** to a point;
2. **N 00°29'58" W**, a distance of **841.29 feet** to a point;
3. **N 45°29'58" W**, a distance of **21.21 feet** to a point;
4. **S 89°30'02" W**, a distance of **1399.73 feet** to a point for the beginning of a curve to the right;
5. With said curve to the **right** having an arc length of **321.36 feet**, a radius of **435.00 feet**, a delta angle of **42°19'38"** and a chord bearing and distance of **N 69°20'09" W, 314.10 feet** to a point;

6. **N 48°10'20" W**, a distance of **232.58 feet** to a point;
7. **S 87°51'14" W**, a distance of **28.79 feet** to a point for the beginning of a curve to the left, being in the west line of said 293.27 acres, being in the east right-of-way line of South Zarzamora Street, a variable width right-of-way, for the west corner of the tract described herein;

**THENCE:** along and with the west line of said 299.66 acres, being the east right-of-way line of South Zarzamora Street with said curve to the **left** having an arc length of **701.38 feet**, a radius of **1256.57 feet**, a delta angle of **31°58'51"** and a chord bearing and distance of **N 28°20'43" E**, **692.31 feet** to a point for the west corner of the tract described herein;

**THENCE:** over and across said 293.27 acres, the following five (5) courses:

1. **N 89°11'17" E**, a distance of **2121.53 feet** to a point;
2. **N 00°25'00" W**, a distance of **240.91 feet** to a point;
3. **N 23°21'59" E**, a distance of **32.01 feet** to a point;
4. **S 66°37'58" E**, a distance of **32.71 feet** to a point;

**N 89°36'45" E**, a distance of **268.29 feet** to a point, being in the west right-of-way line of University Way;

**THENCE:** continuing the same course, crossing over University Way, a distance of **116.02 feet** to a **½"** iron rod found with cap stamped DAM 5348 PC for the southwest corner of that called 14.705 acre tract of land as conveyed to Magravedun1, LLC at Volume 18306, Page 1672, O.P.R. and recorded January 12, 2017;

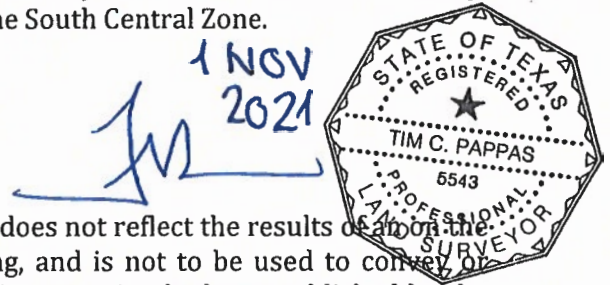
**THENCE:** continuing over and across said 293.27 acres, the following nine (9) courses:

1. **N 89°37'22" E**, a distance of **179.55 feet** to a **½"** iron rod found with cap stamped DAM 5348 PC;
2. **N 89°35'30" E**, a distance of **109.44 feet** to a **½"** iron rod found with cap stamped DAM 5348 PC;
3. **S 00°06'30" E**, a distance of **5.25 feet** to a **½"** iron rod found with cap stamped DAM 5348 PC;
4. **S 00°25'00" E**, a distance of **225.87 feet** to a **½"** iron rod found with cap stamped DAM 5348 PC;
5. **N 89°41'10" E**, a distance of **1066.14 feet** to a **½"** iron rod found with cap stamped DAM 5348 PC for the southeast corner of said 14.705 acres;
6. **S 00°24'32" E**, a distance of **153.72 feet** to a calculated point;
7. **N 88°19'14" E**, a distance of **600.78 feet** to a SET KFW for the southwest corner of that called 24.79 acre tract of land save and excepted by document at Volume 12988, Page 651, O.P.R. and recorded on July 12, 2017;
8. **N 88°03'50" E**, a distance of **901.63 feet** to a SET KFW for the southeast corner of said 24.79 acres;
9. **S 78°24'44" E**, a distance of **61.43 feet** to a point in the east line of said 293.27 acres, being in the west right-of-way line of Union Pacific Railroad, a one-hundred (100) foot

right-of-way for the northeast corner of the tract described herein and for the beginning of a curve to the right;

**THENCE:** along and with the east line of said 293.27 acres, being the west line of said Union Pacific Railroad, with said curve to the **right** having an arc length of **66.48 feet**, a radius of **3769.84 feet**, a delta angle of **01°00'37"** and a chord bearing and distance of **S 08°05'46" W, 66.47 feet** to a ½" iron rod found;

**THENCE: S 08°36'05" W**, continuing along and with the east line of said 293.27 acres, being the west line of Union Pacific Railroad, a distance of **1614.43 feet** to the **POINT OF BEGINNING** and containing **179.94 acres** of land, more or less, situated in the City of San Antonio, Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone.



NOTE: This document was prepared under 22 TAC §663.21, does not reflect the results of a ground survey performed by KFW Engineers and Surveying, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

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Prepared by: KFW Surveying  
Date: October 28, 2021  
File: S:\Draw 2019\19-036 VIDA\DOCS\19-036 179.94 AC ZONING DESC SG 102821.doc