



FIELDNOTE DESCRIPTION
FOR

A 0.929 acre, or 40,458 square feet more or less, tract of land being all of Schiller Street, a 55.6-foot right-of-way, and a portion of Quincy Street, a variable width right of way, in the City of San Antonio, Bexar County, Texas. Said 0.929 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a found ½ inch iron rod at the intersection of the southeast right-of-way line of E. Elmira Street, a variable width right-of-way with the northeast right-of-way line of said Schiller Street, the west corner of a tract described in deed to Broadway SA Investors GP, LLC, recorded in Volume 14877, Page 546 of the Official Public Records of Bexar County, Texas;

THENCE: S 33°50'09" E, along and with the southwest right-of-way line of said Broadway SA Investors tract, the northeast right-of-way line of said Schiller Street, a distance of 391.71 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northwest line of a tract described in deed to San Antonio River Authority recorded in Volume 11171, Page 1297 of Official Public Records of Bexar County, Texas, the south corner of a tract described in deed to San Antonio River Authority recorded in Volume 12806, Page 2470 of said Official Public Records of Bexar County, Texas;

THENCE: S 55°56'48" W, along and with the northwest lines of said San Antonio River Authority tract, and a tract described in deed to Broadway SA Investors GP, LLC recorded in Volume 13402, Page 772 of said Official Public Records, a distance of 352.63 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

THENCE: S 07°10'16" E, continuing along and with said Broadway SA Investors tract, a distance of 13.56 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the north line of Newell Street;

THENCE: N 70°17'20" W, along and with the north right-of-way line of said Newell Street, over and across said Quincy Street, a distance of 50.60 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at the intersection of the north right-of-way line of said Newell Street with the southeast right-of-way line of Park Avenue, a 55.6-foot right-of-way;

THENCE: N 33°46'35" W, along and with the southeast right-of-way line of said Park Avenue, a distance of 26.88 feet to a found ½ inch iron rod at the intersection of the northwest right-of-way line of said Quincy Street with the southeast right-of-way line of said Park Avenue, the south corner of a tract described in deed to Broadway SA Investors GP, LLC recorded in Volume 16857, Page 633, of said Official Public Records;

THENCE: Departing the northeast right-of-way line of said Park Avenue, along and with the northwest right-of-way line of said Quincy Street, the southeast lines of said Broadway SA Investors tract, and a tract described in deed to Broadway SA Investors GP, LLC recorded in Volume 14877, Page 546 of said Official Public Records, the following bearings and distances:

N 55°56'48" E, a distance of 110.78 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson";

N 33°46'35" W, a distance of 2.20 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson";

N 55°56'48" E, a distance of 166.80 feet to a found nail;

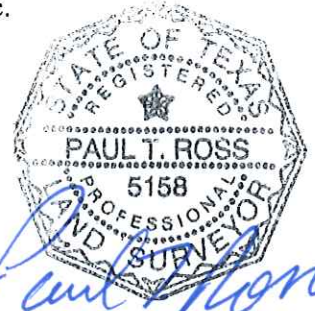
S 33°55'09" E, a distance of 2.20 feet to a found ½ inch iron rod;

N 55°56'48" E, a distance of 55.57 feet to a found ½ inch iron rod at the intersection of the northwest right-of-way line of Quincy Street with the southwest right-of-way line of Schiller Street, the east corner of said Broadway SA Investors tract;

THENCE: N 33°50'09" W, along and with the northeast line of said Broadway SA Investors tract, the southwest right-of-way line of said Schiller Street, a distance of 336.12 feet to a ¼ inch iron rod at the intersection of the southwest right-of-way line of said Schiller Street, the southeast right-of-way line of said E. Elmira Street, the north corner of said Broadway SA Investors tract;

THENCE: N 55°57'01" E, along and with the southeast right-of-way line of said E. Elmira Street, a distance of 55.60 feet to the POINT OF BEGINNING, and containing 0.929 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9429-15 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 6, 2016
JOB NO. 9429-15
DOC. ID. N:\Survey15\15-9400\9429-15\Word\9429-15 FN.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



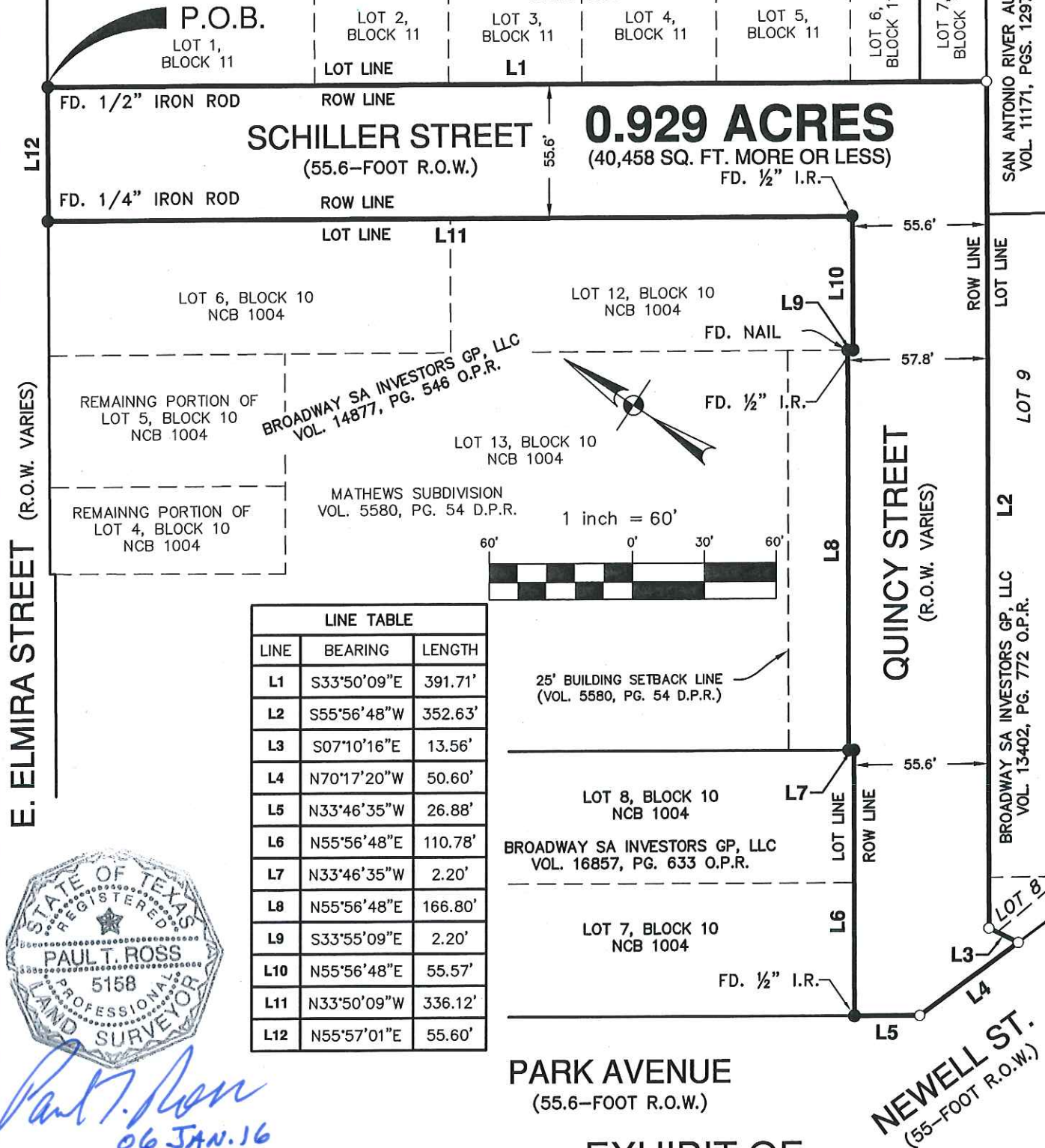
06 JAN. 16

LEGEND

P.O.B. POINT OF BEGINNING
SET 1/2" I.R.(PD)
FOUND

BROADWAY SA INVESTORS GP, LLC
VOL. 14877, PG. 546 O.P.R.

SAN ANTONIO RIVER AUTHORITY
VOL. 12806, PGS. 2470 O.P.R.



0.929 ACRES
(40,458 SQ. FT. MORE OR LESS)
FD. 1/2" I.R.

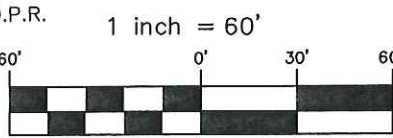
SCHILLER STREET
(55.6-FOOT R.O.W.)

QUINCY STREET
(R.O.W. VARIES)

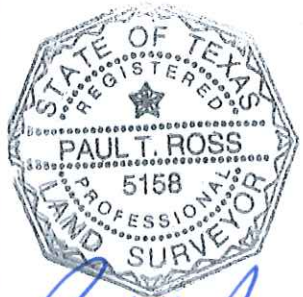
PARK AVENUE
(55.6-FOOT R.O.W.)

NEWELL ST.
(55-FOOT R.O.W.)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S33°50'09"E	391.71'
L2	S55°56'48"W	352.63'
L3	S07°10'16"E	13.56'
L4	N70°17'20"W	50.60'
L5	N33°46'35"W	26.88'
L6	N55°56'48"E	110.78'
L7	N33°46'35"W	2.20'
L8	N55°56'48"E	166.80'
L9	S33°55'09"E	2.20'
L10	N55°56'48"E	55.57'
L11	N33°50'09"W	336.12'
L12	N55°57'01"E	55.60'



25' BUILDING SETBACK LINE
(VOL. 5580, PG. 54 D.P.R.)



Paul T. Ross
06 JAN. 16

PAPE-DAWSON ENGINEERS

EXHIBIT OF

A 0.929 ACRE OR 40,458 SQ. FT. MORE OR LESS, TRACT OF LAND, BEING ALL OF SCHILLER STREET, A 55.6 FOOT RIGHT OF WAY, AND A PORTION OF QUINCY STREET, A VARIABLE WIDTH RIGHT OF WAY, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Date: Jan 06, 2016, 8:27am User ID: vRetama File: N:\Survey\15-9400\9429-15\EX9429-15.dwg