

Z2018053



1.281 & 0.770 Acres
(55,796 & 33,559 Sq. Ft.)
2223-10670_EX2.dwg

Fn. No. 2223-10670-2
November 27, 2017
JOB NO. 2223-10670

Metes and Bounds Description

PART 1

Being a 1.281 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being that certain tract of land conveyed to Floresville/181 Lessee Incorporated by deed of record in Volume 13411, page 2042 of the Real Property Records of Bexar County, Texas; said 1.281 acres being lots 7-12, Block 9, NCB 379; said 1.281 acres being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone:

Beginning, at a set ½ inch iron rod with bpi cap located at the intersection of the easterly Right-of-way line of Howard (55.6' R.O.W.) and the southerly Right-Of-Way line of Cypress (55.6' R.O.W.), being the northwesterly corner of said Lot 7, Block 9, NCB 379;

Thence, N 89° 33' 10" E, along the southerly Right-Of-Way line of Cypress, a distance of 348.57 feet to a set ½ inch iron rod with bpi cap located at the intersection of the southerly Right-Of-Way line of Cypress and the westerly Right-Of-Way line N. Main (55.6' R.O.W.);

Thence, S 00° 33' 10" E, along the westerly Right-Of-Way line of N. Main, a distance of 160.01 feet to a found PK nail marking the southeasterly corner of said Lot 12, Block 9, NCB 379;

Thence, S 89° 33' 39" W, leaving the westerly Right-Of-Way line N. Main, along the southerly lines of said Lots 7-12, Block 9, NCB 379, a distance of 348.90 feet to a set ½ inch iron rod with bpi cap located in the easterly Right-Of-Way line of Howard St.;

Thence, N 00° 24' 09" W, along the easterly Right-Of-Way line of Howard St., a distance of 159.97 feet to the **Point of Beginning**, containing an area of 1.281 acres (55,796 sq. ft.) of land, more or less.

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PART 2

Being a 0.770 acre tract of land situated in the City of San Antonio, Bexar County, Texas, being that certain tract of land conveyed to Floresville/181 Lessee Incorporated by deed of record in Volume 13411, page 2042 of the Real Property Records of Bexar County, Texas; said 0.770 acres being a portion of Lot 3 and all of lots 4-6, Block 9, NCB 379; said 0.770 acres being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone:

Beginning, at a found ½ inch iron rod located at the intersection of the easterly Right-of-way line of Howard St. (55.6' R.O.W.) and the northerly right-of-way line of Poplar St. (55.6' R.O.W.) for the southwesterly corner hereof;

Thence, N 00° 48' 34" W, along the easterly Right-Of-Way line of Howard St., a distance of 160.44 feet to a set ½ inch iron rod with bpi cap marking the northwesterly corner of said Lot 6, Block 9, NCB 379;

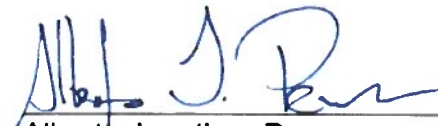
Thence, N 89° 42' 36" E, leaving the easterly Right-Of-Way line of Howard St., along the northerly lines of said Lots 3, 4, 5 and 6, Block 9, NCB 379, a distance of 209.45 feet to a found ½ inch iron rod;

Thence, S 00° 39' 50" E, into and across said Lot 3, Block 9, NCB 379, a distance of 160.32 feet to a found ½ inch iron rod located in the northerly Right-Of-Way line of Poplar St.;

Thence, S 89° 40' 35" W, along the northerly Right-Of-Way line of Poplar St., a distance of 209.04 feet to the **Point of Beginning**, containing an area of 0.770 acres (33,559 sq. ft.) of land, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, 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."

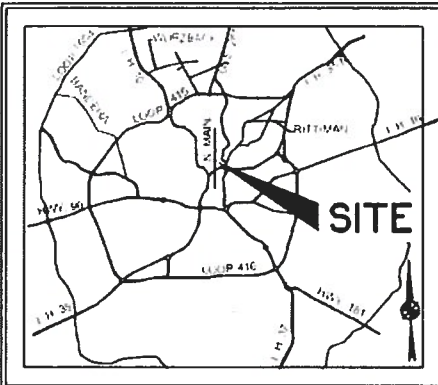
Note: Survey plat of even date to accompany this Field Note Description.



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210/525-9090
TBPLS Firm No.: 10194228

11/27/2017
DATE





VICINITY MAP
SAN ANTONIO, TEXAS

LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

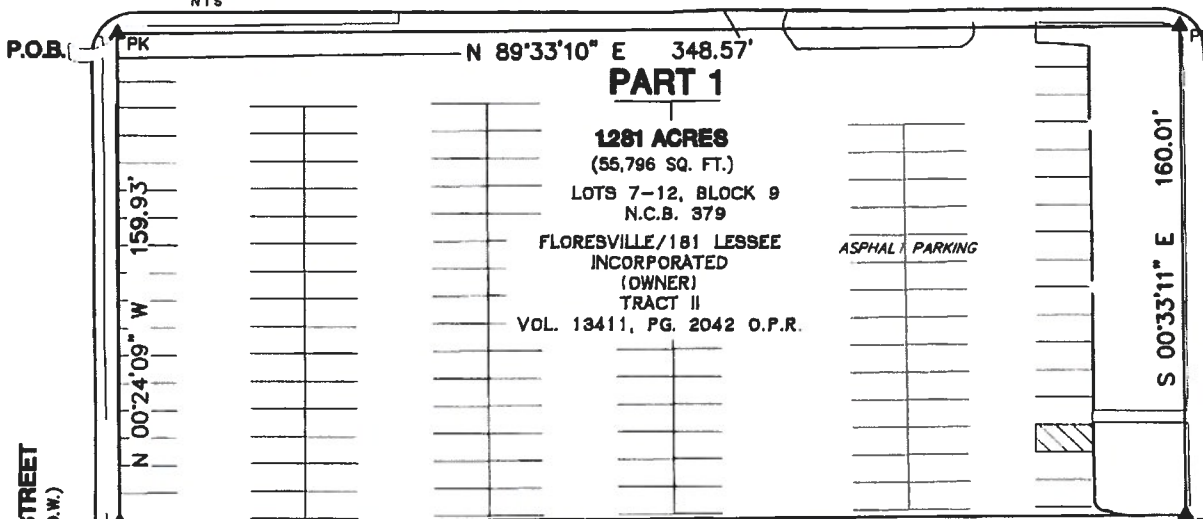


BEARING BASIS

BEARINGS ARE BASED ON NORTH AMERICAN DATUM, 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS UTILIZING THE WDS COOPERATIVE NETWORK.



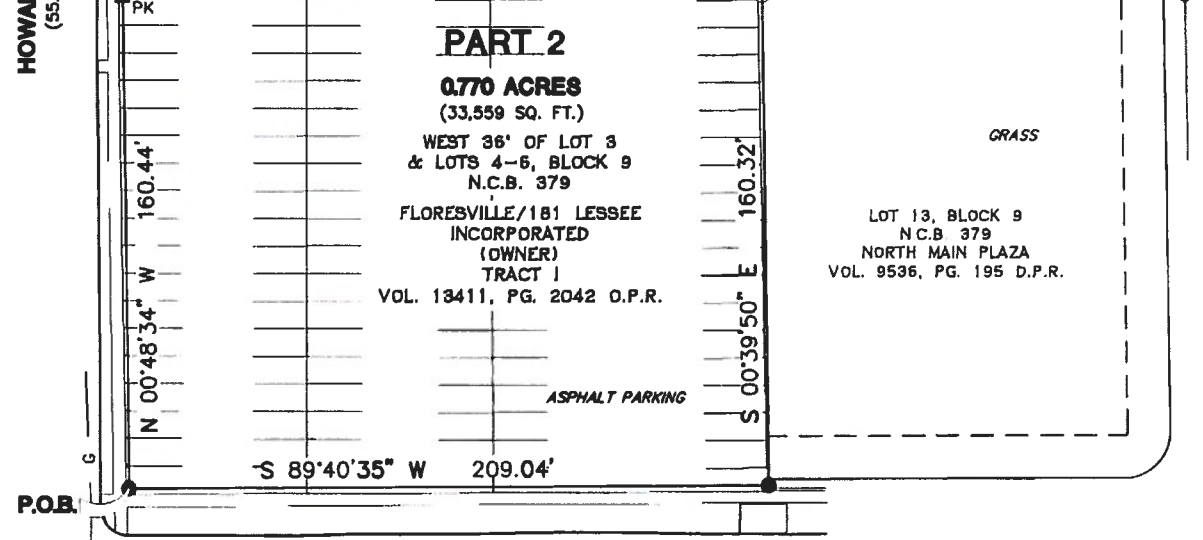
W. CYPRESS STREET
(55.6' R.O.W.)



HOWARD STREET
(55.6' R.O.W.)

N. MAIN AVENUE
(VARIABLE WIDTH R.O.W.)

UN-NAMED PUBLIC ALLEY
(14.8' R.O.W.)



W. POPLAR STREET
(VARIABLE WIDTH R.O.W.)

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SKETCH TO ACCOMPANY DESCRIPTION OF
OF A 1.281 ACRE TRACT BEING ALL OF LOTS 7-12, BLOCK 9, NCB 379 AND A 0.770 ACRE TRACT (PART 2) BEING A PORTION OF LOT 3 AND ALL OF LOTS 4-6, BLOCK 9, NCB 379 IN CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS

EXHIBIT "A"
SHEET 1 OF 1