

METES AND BOUNDS DESCRIPTION
0.1915-ACRE TRACT OUT OF NEW CITY BLOCK 1345
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 0.1915-acre (8,342 square feet) tract of land out of New City Block (NCB) 1345, said 0.1915-acre tract being a portion of the Ira Aldridge right-of-way (ROW), a variable width ROW, situated between N. Mitmann Street (variable width ROW) and Hudson Street (55.6-foot ROW), said Ira Aldridge being that same tract of land conveyed from the Housing Authority of the City of San Antonio, Texas to the City of San Antonio by Deed recorded in Volume 4609, Page 177, Deed Records of Bexar County Texas (all records cited herein are recorded in Bexar County, Texas), said 0.1915-acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone (4204):

COMMENCING at a found ½-inch iron rod at the northwest corner of Lot 26, NCB 1344, recorded in Volume 1625, Page 194, Deed and Plat Records (DPR), same point also lying on the east ROW line of said Hudson Street;

THENCE S89°39'43"W, into and across said Hudson Street, a distance of 55.60 feet, to a point on the east line of NCB 1345, same point also being on the west line of Hudson Street;

THENCE N00°20'17"W, along the common line of said NCB 1345 and Hudson Street, a distance of 55.22 feet to a point on the back of curb of the south curb line of said Ira Aldridge, for the **POINT OF BEGINNING** and southeast corner of the herein described tract;

THENCE into and across said NCB 1345 and generally along the back of curb of said south curb line, the following two (2) calls:

1. S89°36'50"W, a distance of 429.40 feet to a point on back of curb of said south curb line, said point being a tangent point of curvature of a curve to the left, for a corner of the herein described tract, and
2. along said curve to the left, a distance of 5.04 feet, with a radius of 17.40 feet, a central angle of 16°35'10", and a chord bearing and distance of S81°19'15"W, 5.02 feet to a point on back of curb of said south curb line, same point also being on the east ROW line of N. Mitmann Street, for the southwest corner of the herein described tract;

THENCE N00°11'29"W, along the east ROW line of said N. Mitmann Street, a distance of 20.77 feet to a non-tangent point of curvature of a curve to the left, said point being on the back of curb of the north curb line of said Ira Aldridge, for the northwest corner of the herein described tract;

THENCE departing said east line of N. Mittman Street, into and across said NCB 1345, and along the back of curb of the north curb line of said Ira Aldridge, the following two (2) calls:

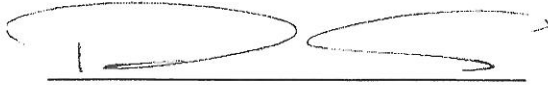
1. along said curve to the left, a distance of 5.43 feet, with a radius of 17.40 feet, a central angle of 17°53'14", and a chord bearing and distance of S81°26'33"E, 5.41 feet to a point on back of curb of said north curb line, for a corner of the herein described tract, and
2. N89°36'50"E, a distance of 428.97 feet to a point on back of curb of said north curb line, returning to said common line of NCB 1345 and Hudson Street ROW, for the northeast corner of the herein described tract;



Thence S00°20'17"E, along said common line, a distance of 19.20 feet returning to the **POINT OF BEGINNING** and containing 0.1915 acres (8,342 square feet) of land, more or less.

V&A Job No. 2495-001-140
April 3, 2014

Certified on the 3rd day of April, 2014



Robert M. Anguiano
Registered Professional Land Surveyor
Texas Certified Registration No. 6347
Vickrey & Associates, Inc.

