



FIELD NOTES  
FOR  
0.236 OF AN ACRE TRACT

A 0.236 of an acre, or 10,300 square feet more or less, tract of land being comprised of a portion of Avenue "A", a called 55.6' right-of-way found as variable, in the City of San Antonio, Bexar County, Texas. Said 0.236 of an 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 the northwest corner of the herein described tract, a found 1/2" iron rod with yellow cap marked "Pape-Dawson" on the south right-of-way line of Newell Avenue, a variable width right-of-way, and on the west right-of-way line of said Avenue "A", at the northeast corner Lot 1 of O.R. Mitchell Subdivision recorded in Volume 5870, Page 241 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of a 2.122 acre tract of New City Block 6326 conveyed in deed to Broadway SA Investors GP, LLC, recorded in Volume 14203, Pages 1918-1924 of the Official Public Records of Real Property of Bexar County, Texas, and at North 13,708,007.36, East 2,133,985.22 of said coordinate system;

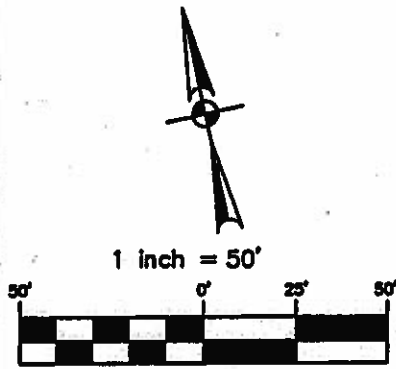
**THENCE:** S 77°30'37" E, along and with the south right-of-way of said Newell Avenue, a distance of 54.33 feet to a found mag nail with washer marked "Pape-Dawson" on the east right-of-way line of said Avenue "A" at the northwest corner of Lot 9 of New City Block 6325 in the City of San Antonio, Bexar County, Texas, the northwest corner of a 0.182 of an acre tract of land conveyed in deed to Broadway SA Investors GP, LLC, recorded in Volume 17661, Pages 765-769 of the Official Public Records of Real Property of Bexar County, Texas;

**THENCE:** S 17°03'27" W, departing the south right-of-way line of said Newell Avenue, along and with the east right-of-way line of said Avenue "A", the west line of said 0.182 acre tract and the west line of Lots 6, 7, 8 and 9 of said New City Block 6325, a distance of 154.21 feet to a found 1/2" iron rod with yellow cap marked "Pape-Dawson" on the northwest right-of-way line of I.H. 37, a variable width right-of-way, at the south corner of said 0.182 acre tract, the southeast corner of the herein described tract;



LOCATION MAP

NOT-TO-SCALE



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**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD
- FMAGW FOUND MAG NAIL WITH WASHER MARKED "PAPE-DAWSON"

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE 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.

GRID N: 13,708,007.36  
GRID E: 2,133,985.22

CITY OF SAN ANTONIO  
**NEWELL AVENUE**  
(VARIABLE WIDTH R.O.W.)

STATE OF TEXAS  
(VOL. 3405, PG. 1420-1423, O.P.R.)

P.O.B.

S77°30'37"E  
54.33'

STATE OF TEXAS  
(VOL. 3084, PG. 1072-1077, O.P.R.)

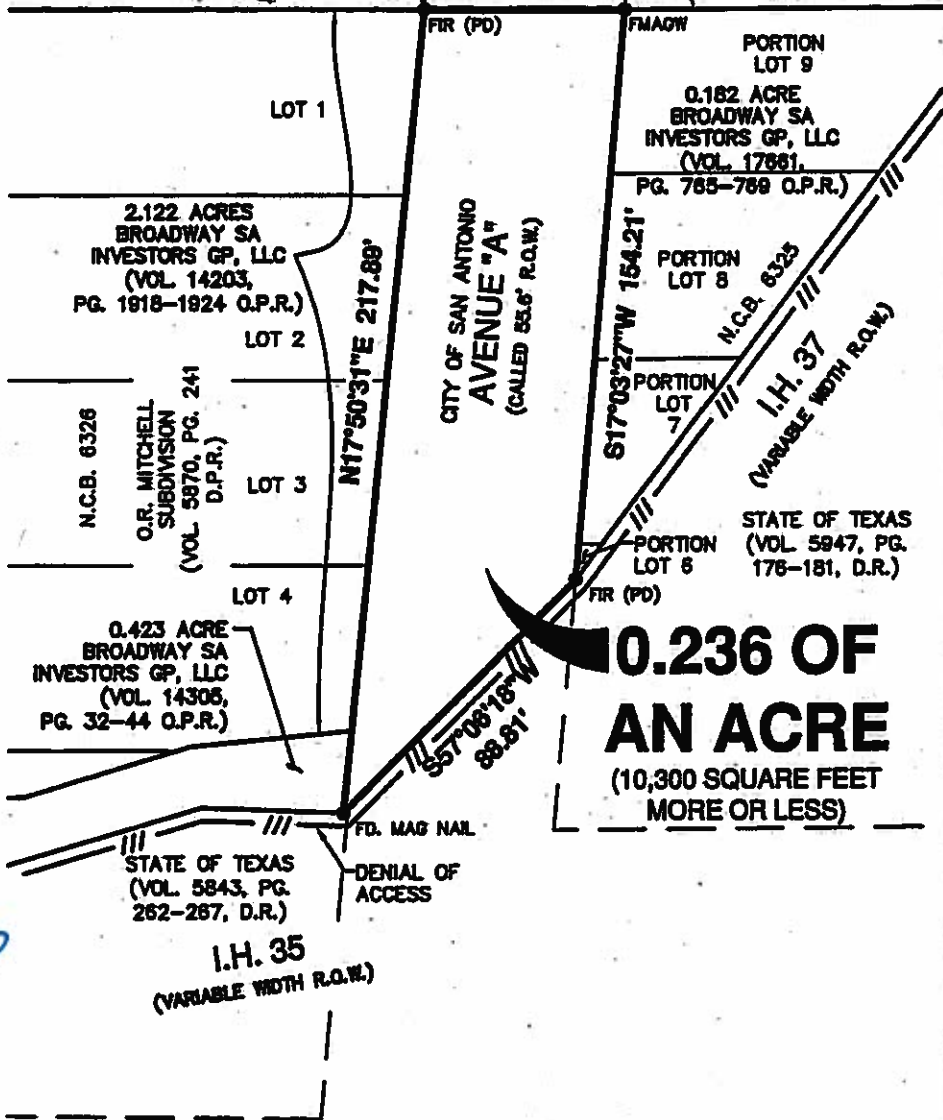
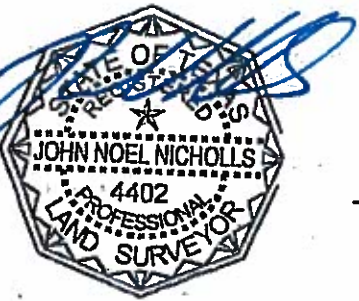


EXHIBIT OF A 0.236 OF AN ACRE TRACT

A 0.236 OF AN ACRE, OR 10,300 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING COMPRISED OF A PORTION OF AVENUE "A", A CALLED 55.6' RIGHT-OF-WAY FOUND AS VARIABLE, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



**PAPE-DAWSON ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 1002800

MARCH 18, 2016

JOB No.: 9366-15

SHEET 1 OF 1

Date: Mar 18, 2016, 11:15am User: JN User ID: 553448 File: N:\Survey\15-2320\A366-15\A366-15-000 EX 0.236 AC.dwg

0.236 of an acre  
Job No. 9366-15-900

**THENCE:** S 57°06'18" W, departing the east right-of-way line of said Avenue "A", with the northwest right-of-way line of said Interstate Highway, a distance of 88.81 feet to a found mag nail on the north right-of-way line of I.H. 35, a variable width right-of-way, on the west right-of-way line of said Avenue "A", at the southeast corner of a 0.423 acre tract of land conveyed in deed to Broadway SA Investors GP, LLC, recorded in Volume 14305, Pages 32-44 of the Official Public Records of Bexar County, Texas;

**THENCE:** N 17°50'31" E, departing the north right-of-way line of said I.H. 35, with the west right-of-way line of said Avenue "A", the east line of said 0.423 acre tract, continuing with the east line of the aforementioned 2.122 acre tract, and the east line of said O.R. Mitchell Subdivision, a distance of 217.89 feet to the POINT OF BEGINNING, and containing 0.236 of an acre 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 9366-15-900 by Pape-Dawson Engineers, Inc.

**PREPARED BY:** Pape-Dawson Engineers, Inc.  
**DATE:** March 18, 2016  
**JOB NO.** 9366-15-900  
**DOC. ID. N:** \Survey15\15-9300\9366-15\Word\9633-15-900 FN 0.236 AC.docx

