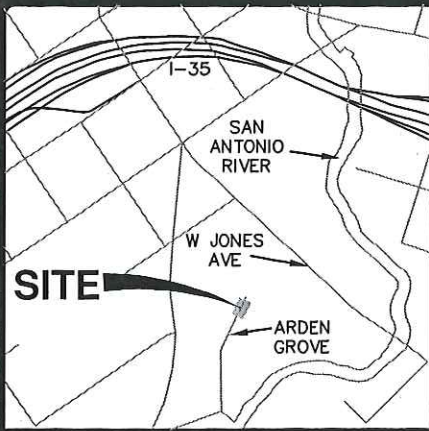




LOCATION MAP

NOT-TO-SCALE

CHAINLINK FENCE

LOT 23
NCB 783
RADIO-T.V. CENTER SUBDIVISION
(VOL. 3850, PG. 238 DPR)
(VOL 9925, PG 2284 OPR)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S26°40'12"W	86.45'
L2	N63°19'48"W	54.18'
L3	N25°01'48"E	86.36'
L4	S60°53'40"E	26.21'
L5	N18°24'49"W	4.76'
L6	S59°43'40"E	33.90'

LOT 26
THE KSAT STUDIO SUBDIVISION FBZD
(VOL 9654, PG 189 DPR)



ARDEN GROVE
(VARIABLE WIDTH R.O.W.)

FD. 1/4" I.R.

FD. 1/2" I.R.

POB
FD. 1/2" I.R.

2.8252 ACRES
SAN ANTONIO MUSEUM OF ART
(VOL 9925, PG 2284 OPR)

STREET CLOSURE

0.110 OF AN ACRE

(4,807 SQUARE FEET MORE OR LESS)

LOT 15/A10
ENGINEERS MAP NO. 19

NCB 783

LOT 14/A11
ENGINEERS MAP NO. 19

PERMANENT SUBTERRANEAN FLOOD
CONTROL TUNNEL EASEMENT
ORDINANCE 1539321 (VOL 4241, PG 1761 OPR)

EXHIBIT OF
STREET CLOSURE

A 0.110 OF AN ACRE, OR 4,807 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF ARDEN GROVE, A VARIABLE WIDTH RIGHT-OF-WAY, OUT OF NEW CITY BLOCK 738 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LEGEND:

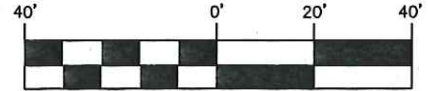
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

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.



1 inch = 40'



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 # 10028800

JULY 08, 2016

JOB No.:

5584-25

SHEET 1 OF 1



METES & BOUNDS
FOR
STREET CLOSURE

A 0.110 of an acre, or 4,807 square feet more or less, tract of land being out of Arden Grove, a variable width right-of-way, out of New City Block 738 in the City of San Antonio, Bexar County, Texas. Said 0.110 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 a found ½" iron rod for the northeast corner of said Arden Grove and a re-entrant corner of a 2.8252 acre tract conveyed to the San Antonio Museum of Art recorded in Volume 9925, Page 2284 of the Official Records of Bexar County, Texas;

THENCE: S 26°40'12" W, along and with the northeast right-of-way line of said Arden Grove and a southwest line of said 2.8252 acre tract, a distance of 86.45 feet to a point;

THENCE: N 63°19'48" W, departing a southwest line of said 2.8252 acre tract, over and across said Arden Grove, a distance of 54.18 feet to a point in the west right-of-way line of said Arden Grove and a southeast line of said 2.8252 acre tract;

THENCE N 25°01'48" E, along the west right-of-way line of said Arden Grove, a southeast line of said 2.8252 acre tract, a distance of 86.36 feet to a found ¼" iron rod being on a southeast line of said 2.8252 acre tract and the northwest corner of said Arden Grove;

THENCE: Departing a southeast line of said 2.8252 acre tract and the northwest corner of said Arden Grove, along and with the north right-of-way lines of said Arden Grove the following bearings and distances:

S 60°53'40" E a distance of 26.21 feet to a found ½" iron rod;

N 18°24'49" W, a distance of 4.76 feet to a point;

S 59°43'40" E, a distance of 33.90 feet to the POINT OF BEGINNING and containing 0.110 of an acre in 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 5584-25 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: July 08, 2016
JOB NO. 5584-25
DOC. ID. N:\CIVIL\5584-25\EX_5584-25 FN-0.110 AC.docx

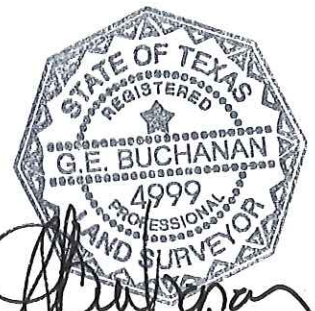
PAGE 1 OF 1

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com



07/08/2016