VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

Sheet 1 of 3

METES AND BOUNDS DESCRIPTION
0.1927-ACRE TRACT OUT OF NEW CITY BLOCK 1346
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Being a 0.1927-acre (8,396 square feet) tract of land out of New City Block (NCB) 1346, said 0.1927-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 N. Gevers Street (27.8-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 0.1927-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 74.42 feet on the point on the back of curb of the north curb line of said Ira Aldridge;

THENCE S89°36'50"W, along the back of curb of said north curb line, a distance of 428.97 feet to a tangent point of curvature of a curve to the right;

THENCE along said curve to the right and along the back of curb of said north curb line, 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 N81°26'33"W, 5.41 feet to a point on the east line of said N. Mittman Street;

THENCE S89°45'56"W, departing said east line of N. Mittman Street, into and across said N. Mittman Street, a distance of 51.42 feet to a point on the west line of N. Mittman Street, said point being on the back of curb of the north curb line of Ira Aldridge, for the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE S00°14'38"E, along the west line of said N. Mittman Street, a distance of 21.37 feet to a non-tangent point of curvature of a curve to the left, said point being on back of curb of the south curb line of Ira Aldridge, for the southeast corner of the herein described tract;

THENCE departing said west ROW line of N. Mittman Street, into and across said NCB 1346 and generally along the back of curb of said south curb line of said Ira Aldridge, the following three (3) calls:

1. along said curve to the left, a distance of 6.49 feet, with a radius of 17.40 feet, a central angle of 21°21'36", and a chord bearing and distance of N79°42'22"W, 6.45 feet to a point on back of curb of said south curb line, for a corner of the herein described tract,

2. S89°36'50"W, a distance of 418.07 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

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3. along said curve to the left, a distance of 11.85 feet, with a radius of 17.40 feet, a central angle of 39°01'49", and a chord bearing and distance of S70°05'55"W, 11.63 feet to a point on back of curb of said south curb line, said point being on the east ROW line of N. Gevers Street, said point also being on the west line of said NCB, for the southwest corner of the herein described tract;

THENCE N00°20'17"W, along the common line of said NCB 1346 and said N. Gevers Street ROW, a distance of 28.00 feet to a point on the back of curb of the north curb line of said Ira Aldridge, at a non-tangent point of curvature of a curve to the left, for the northwest corner of the herein described tract;

THENCE departing said common line, into and across said NCB 1346, and along the back of curb of the north curb line of said Ira Aldridge, the following three (3) calls:

1. along said curve to the left, a distance of 13.42 feet, with a radius of 17.40 feet, a central angle of 44°10'42", and a chord bearing and distance of S68°17'47"E, 13.09 feet to a point on back of curb of said north curb line, for a corner of the herein described tract,

2. N89°36'50"E, a distance of 417.52 feet to a tangent point of curvature of a curve to the left, said point being on the back of curb of said north curb line, for a corner of the herein described tract,

3. along said curve to the left, a distance of 5.86 feet, with a radius of 17.40 feet, a central angle of 19°17'32", and a chord bearing and distance of N79°58'04"E, 5.83 feet returning to the **POINT OF BEGINNING** and containing 0.1927 acres (8,396 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.