



METES AND BOUNDS DESCRIPTION
FOR

A 0.138 of an acre, or 6,026 square feet more or less, tract of land being comprised of all of the 10-foot alley and the 20-foot alley located in New City Block (N.C.B.) 447, of the City of San Antonio, Bexar County, Texas. Said 0.138 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 with a yellow cap marked "Pape-Dawson" on the southeast right-of-way line of Avenue B, a 58-foot right-of-way, at the north corner of said 20-foot alley and the west corner of Lot 11 of said N.C.B. 447;

THENCE: S 45°17'38" E, departing the southeast right-of-way line of said Avenue B, along and with the northeast line of said 20-foot alley, the southwest line of said Lot 11 and the southwest line of Lot 9 and Lot 7 of said N.C.B. 447, a distance of 150.71 feet to a set mag nail with washer marked "Pape-Dawson" on the northwest line of said 10-foot alley, at the east corner of said 20-foot alley and the south corner of said Lot 7;

THENCE: N 44°48'43" E, along and with the northwest line of said 10-foot alley and the southeast line of said Lot 7, a distance of 141.01 feet to a set mag nail with washer marked "Pape-Dawson" on the southwest right-of-way line of 8th Street, a 58-foot right-of-way, at the north corner of said 10-foot alley and the east corner of said Lot 7;

THENCE: S 45°12'35" E, along and with the southwest right-of-way line of said 8th Street and the northeast line of said 10-foot alley, a distance of 10.00 feet to a set mag nail with washer marked "Pape-Dawson", at the east corner of said 10-foot alley and the north corner of Lot 1 of said N.C.B. 447;

THENCE: S 44°48'43" W, departing the southwest right-of-way line of said 8th Street, along and with the southeast line of said 10-foot alley, the northwest line of said Lot 1 and the northwest line of Lots 2, 3, 4, 5 and 6 of said N.C.B. 447, a distance of 301.20 feet to a set mag nail with washer marked "Pape-Dawson" on the northeast right-of-way line of Brooklyn Avenue, a 58-foot right-of-way, at the south corner of said 10-foot alley and the west corner of said Lot 6;

- THENCE: N 45°17'38" W, along and with the northeast right-of-way line of said Brooklyn Avenue and the southwest line of said 10-foot alley, a distance of 10.00 feet to a set mag nail with washer marked "Pape-Dawson", at the west corner of said 10-foot alley and the south corner of Lot 8 of said N.C.B. 447;
- THENCE: N 44°48'43" E, departing the northeast right-of-way line of said Brooklyn Avenue, along and with the northwest line of said 10-foot alley and the southeast line of said Lot 8, a distance of 140.20 feet to a building corner at the south corner of said 20-foot alley and the east corner of said Lot 8;
- THENCE: N 45°17'38" W, along and with the southwest line of said 20-foot alley, the northeast line of said Lot 8 and the northeast line of Lot 10 and Lot 12 of said N.C.B. 447, a distance of 150.73 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" on the southeast right-of-way line of said Avenue B, at the west corner of said 20-foot alley and the north corner of said Lot 12;
- THENCE: N 44°51'29" E, along and with the southeast right-of-way line of said Avenue B and the northwest line of said 20-foot alley, a distance of 20.00 feet to the POINT OF BEGINNING, and containing 0.138 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with an exhibit map prepared under job number 9127-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 4, 2018
JOB NO. 9127-14
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