

METES AND BOUNDS DESCRIPTION
FOR

A 0.253 of an acre, or 11,030 square feet more or less, tract of land out of Hagner Arc, a variable width right-of-way in the City of San Antonio, Bexar County, Texas. Said 0.253 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 point on the southwest right-of-way line of Navarro Street, a 55.6-foot right-of-way, the north corner of a tract described in deed to US Real Estate Limited Partnership recorded in Volume 17189, Page 578 of said Official Public Records, the east corner of the herein described tract;

THENCE: Departing the southwest right-of-way line of said Navarro Street, along and with the west line of said US Real Estate tract, the east right-of-way line of said Hagner Arc, the following bearings and distances:

S 46°46'16" W, a distance of 35.48 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

S 10°48'44" E, a distance of 76.60 feet to a set ½ inch iron rod with cap marked "Pape-Dawson" at the southwest corner of said US Real Estate tract, the northwest corner of a tract described in deed to Convent Ventures recorded in Volume 6965, Page 2005 of said Official Public Records;

THENCE: Departing the east line of said Hagner Arc, over and across said Hagner Arc, the following bearings and distances:

S 49°20'48" W, a distance of 9.57 feet to a point;

S 00°10'50" E, a distance of 85.20 feet to a point;

N 89°49'10" E, a distance of 4.44 feet to a point;

S 00°10'50" E, a distance of 32.90 feet to a point;

S 80°19'03" W, a distance of 40.74 feet to a found ½ inch iron rod on the south line of Lot 6, Block 3, New City Block 411, River Walk Subdivision recorded in Volume 8900, Page 133 of said Deed and Plat Records, the southwest corner of said Hagner Arc;

THENCE: Departing the north right-of-way line of said Convent Street, along and with the east line of said Hagner Arc, the west right-of-way line of said Hagner Arc, the following bearings and distnaces:

Northeasterly, along a curve to the left, said curve having a radius of 16.00 feet, a central angle of $112^{\circ}30'00''$, a chord bearing and distance of $N 24^{\circ}04'03'' E$, 26.61 feet, for an arc length of 31.42 feet to a found $\frac{1}{2}$ inch iron rod with cap marked "Pape-Dawson";

$N 32^{\circ}10'57'' W$, a distance of 3.05 feet to a found $\frac{1}{2}$ inch iron rod with cap marked "Pape-Dawson";

$N 10^{\circ}00'57'' W$, a distance of 51.34 feet to a found "x" in concrete;

$N 48^{\circ}24'19'' W$, a distance of 10.00 feet to a found $\frac{1}{2}$ inch iron rod;

$N 06^{\circ}13'53'' W$, a distance of 50.30 feet to a found concrete nail;

$N 09^{\circ}45'57'' W$, a distance of 95.00 feet to a set $\frac{1}{2}$ inch iron rod with cap marked "Pape-Dawson" on the south line of the San Antonio River, the northeast corner of said Lot 6;

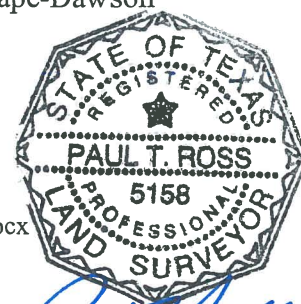
THENCE: Along and with the south line of said San Antonio River, the north line of said Hagner Arc, the following bearings and distances:

$N 89^{\circ}49'10'' E$, a distance of 22.21 feet to a set $\frac{1}{2}$ inch iron rod with cap marked "Pape-Dawson";

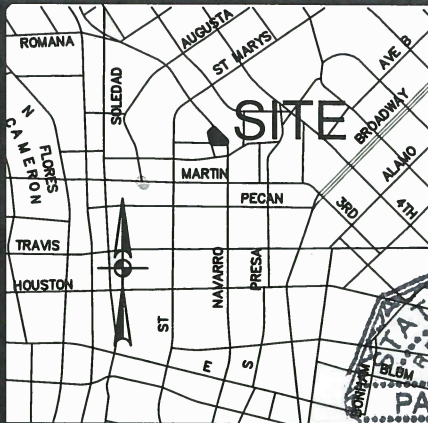
$N 53^{\circ}23'16'' E$, a distance of 46.51 feet to a set $\frac{1}{2}$ inch iron rod with cap marked "Pape-Dawson" on the southwest right-of-way line of said Navarro Street, the north corner of said Hagner Arc;

THENCE: $S 43^{\circ}13'44'' E$, a distance of 34.03 feet to the POINT OF BEGINNING, and containing 0.253 acres 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 6550-11 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 17, 2018
REVISED: June 5, 2018
JOB NO. 9256-17
DOC. ID. N:\Survey17\17-9200\9256-17\Word\9256-17 FN 0.253AC USAA-HAGNER.docx



Paul T. Ross
05 JUNE, 18



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 METES AND BOUNDS DESCRIPTION. 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.



SCALE: 1" = 40'



LOCATION MAP

NOT-TO-SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S46°46'16"W	35.48'
L2	S10°48'44"E	76.60'
L3	S49°20'48"W	9.57'
L4	S00°10'50"E	85.20'
L5	N89°49'10"E	4.44'
L6	S00°10'50"E	32.90'
L7	S80°19'03"W	40.74'
L8	N32°10'57"W	3.05'
L9	N10°00'57"W	51.34'
L10	N48°24'19"W	10.00'
L11	N06°13'53"W	50.30'
L12	N09°45'57"W	95.00'
L13	N89°49'10"E	22.21'
L14	N53°23'16"E	46.51'
L15	S43°13'44"E	34.03'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	16.00'	112°30'00"	N24°04'03"E	26.61'	31.42'

SAN ANTONIO RIVER
05 JUNE, 18

LOT 6, BLOCK 3
NCB 411
RIVER WALK SUBDIVISION
VOL. 8900, PG. 133 DPR

1 RIVERWALK, LLC.
VOL. 18684, PG. 1561 OPR

HAGNER ARC
(VARIABLE WIDTH R.O.W.)

US REAL ESTATE LIMITED PARTNERSHIP
VOL. 17189, PG. 578 OPR

LOT A18
NCB 180
CONVENT VENTURES, L.P.
A TEXAS LIMITED PARTNERSHIP
VOL. 6965, PG. 2005 OPR

0.253 ACRES
(11,030 SQ. FT. MORE OR LESS)

CONVENT STREET
(55.6-FOOT R.O.W.)

LEGEND

- FD. FOUND
- I.R. 1/2" IRON ROD
- I.P. IRON PIPE
- (PD) PAPE-DAWSON CAP
- SET 1/2" I.R.(PD)
- FOUND
- ▲ CALCULATED POINT
- FD. 1/2" I.R.
- FD. "X" IN CONC

EXHIBIT FOR

A 0.253 OF AN ACRE, OR 11,030 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF HAGNER ARC, A VARIABLE WIDTH RIGHT-OF-WAY, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

Date: Jun 05, 2018, 11:40am User ID: vretana
File: N:\Survey\17-9200\9256-17\EX9256-17 0.247AC USAA-HAGNER.dwg



METES AND BOUNDS DESCRIPTION
FOR

A 0.009 of an acre, or 375 square feet more or less, tract of land being a portion of Convent Street, a 55.6-foot right-of-way in the City of San Antonio, Bexar County, Texas. Said 0.009 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 concrete nail on the north right-of-way line of said Convent Street, the south line of Lot 6, Block 3, New City Block 411, River Walk Subdivision recorded in Volume 8900, Page 133 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along and with the south line of said Lot 6, the north right-of-way line of said Convent Street, over and across said Convent Street, the following bearings and distances:

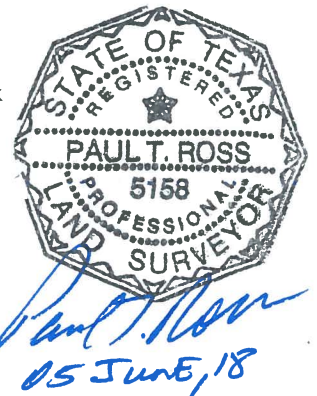
N 80°19'03" E, a distance of 93.88 feet to a point;

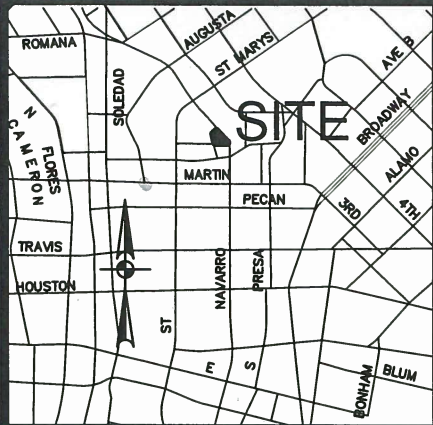
S 00°10'50" E, a distance of 7.19 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

S 82°37'57" W, a distance of 25.47 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

S 85°28'07" W, a distance of 67.51 feet to the POINT OF BEGINNING, and containing 0.009 acres 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 9256-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 17, 2018
JOB NO. 9256-17
DOC. ID. N:\Survey17\17-9200\9256-17\Word\9256-17 FN 0.009AC USAA-CONVENT.docx





LOCATION MAP

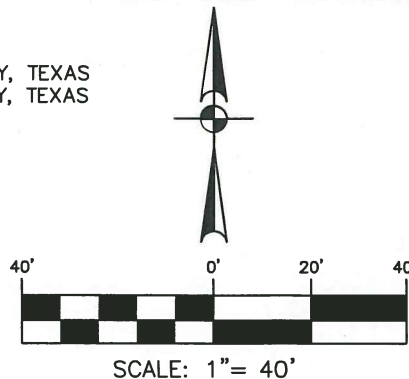
NOT-TO-SCALE

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:

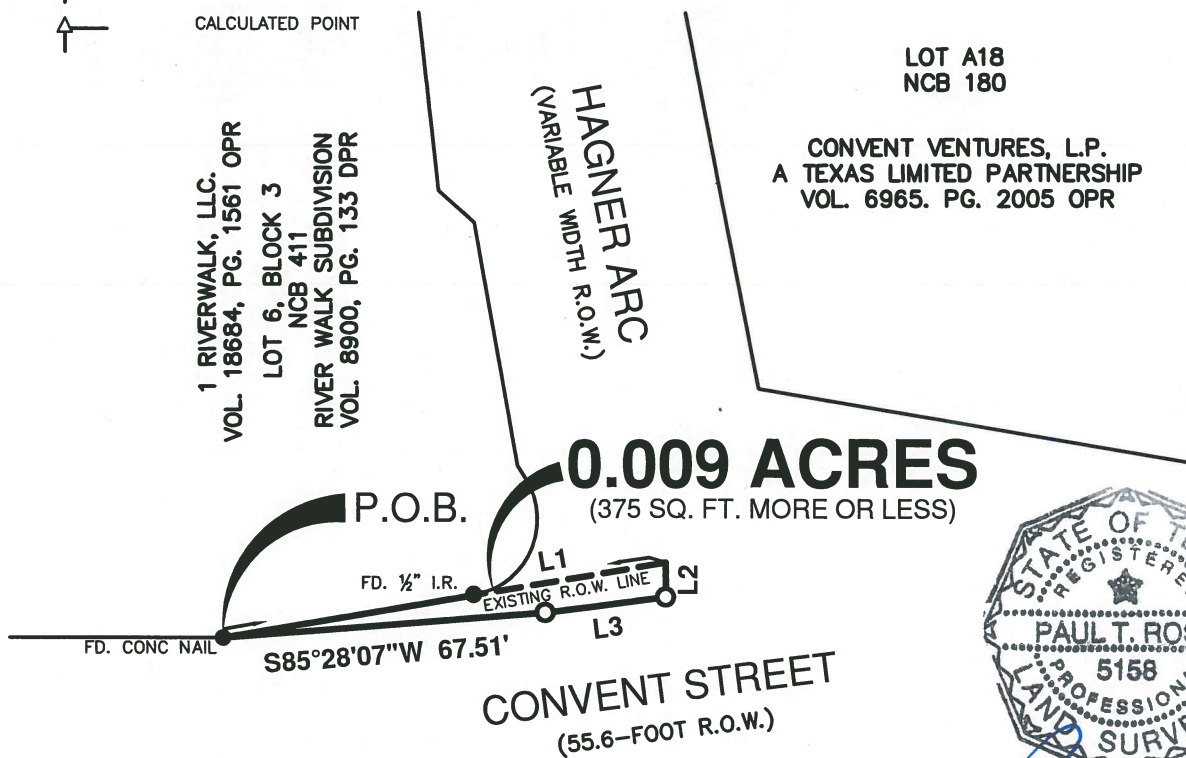
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



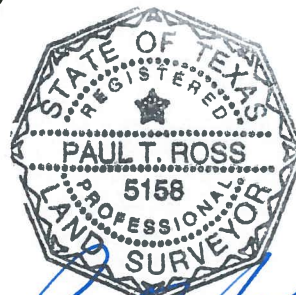
LEGEND

- FD. FOUND
- I.R. 1/2" IRON ROD
- I.P. IRON PIPE
- (PD) PAPE-DAWSON CAP
- SET 1/2" I.R.(PD)
- FOUND
- CALCULATED POINT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°19'03"E	93.88'
L2	S00°10'50"E	7.19'
L3	S82°37'57"W	25.47'



0.009 ACRES
(375 SQ. FT. MORE OR LESS)



Paul T. Ross
05 June, 18

EXHIBIT FOR

A 0.009 OF AN ACRE, OR 375 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF CONVENT STREET, A 55.6-FOOT RIGHT-OF-WAY, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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