



METES AND BOUNDS DESCRIPTION  
FOR  
PARCEL 1

A 0.105 of an acre, or 4,590 square feet more or less, tract of land out of North Main Street, an 80-foot right-of-way in the City of San Antonio, adjacent to New City Block 154 of the City of San Antonio, Bexar County, Texas. Said 0.103 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:

COMMENCING: At a set Mag Nail with washer stamped "Pape-Dawson" at the southwest corner of Lot 17, Halff Subdivision recorded in Volume 9510, Page 104 of the Deed and Plat Records of Bexar County, Texas, at the northeast corner of the intersection of said North Main Street, and East Travis Street, a 55.6 -foot right-of-way;

THENCE: N 05°19'18" W, along and with the east right-of-way line of said North Main Street, the west line of said Lot 17, a distance of 23.21 feet to a set Mag Nail with washer stamped "Pape-Dawson" for the POINT OF BEGINNING of the herein described parcel;

THENCE: S 87°06'00" W, departing the west line of said Lot 17, over and across said North Main Street, a distance of 25.21 feet to a set Mag Nail with washer stamped "Pape-Dawson";

THENCE: N 02°54'00" W, continuing over and across said North Main Street, a distance of 308.15 feet to a set Mag Nail with washer stamped "Pape-Dawson"

THENCE: N 00°29'16" W, continuing over and across said North Main Street, a distance of 15.14 feet to a set Mag Nail with washer stamped "Pape-Dawson" on the east right-of-way line of said Main Street, the west line of said Lot 17;

THENCE: S 07°50'35" E, along and with the east right-of-way line of said Main Street, the west line of said Lot 17, a distance of 247.55 feet to a set Mag Nail with washer stamped "Pape-Dawson";

THENCE: S 05°19'18" E, with the east right-of-way line of said Main Street, the west line of said Lot 17, a distance of 76.71 feet to the POINT OF BEGINNING and containing 0.105 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12156-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 27, 2020  
JOB NO. 12156-00  
DOC. ID. N:\CIVIL\12156-00\Word\12156-00 FN-0.105 AC PARCEL 1.docx





METES AND BOUNDS DESCRIPTION  
FOR  
PARCEL 2

A 0.054 of an acre, or 2,358 square feet more or less, tract of land out of Soledad Street, a 60-foot right-of-way, in the City of San Antonio, adjacent to New City Block 154 of the City of San Antonio, Bexar County, Texas. Said 0.054 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:

COMMENCING: At a set Mag Nail with washer stamped "Pape-Dawson" at the southwest corner of the intersection of West Pecan Street, a 55.6-foot right-of-way and said Soledad Street, at the northeast corner of Lot 17, Halff Subdivision recorded in Volume 9510, Page 104 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 02°54'09" E, along and with the east line of said Lot 17, the west right-of-way line of said Soledad Street, a distance of 20.32 feet to a set Mag Nail with washer stamped "Pape-Dawson" for the POINT OF BEGINNING of the herein described easement;

THENCE: N 87°05'51" E, departing the south line of said Lot 17, over and across said Soledad Street, a distance of 7.40 feet to a set Mag Nail with washer stamped "Pape-Dawson";

THENCE: S 02°54'09" E, continuing over and across said Soledad Street, a distance of 318.71 feet to a set Mag Nail with washer stamped "Pape-Dawson";

THENCE: S 87°05'51" W, continuing over and across said Soledad Street, a distance of 7.40 feet to a set Mag Nail with washer stamped "Pape-Dawson" on the east line of said Lot 17, the west right-of-way line of said Soledad Street;

THENCE: N 02°54'09" W, along and with the east line of said Lot 17, the west right-of-way line of said Soledad Street, a distance of 318.71 feet to the POINT OF BEGINNING and containing 0.054 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 12156-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: July 27, 2020  
JOB NO. 12156-00  
DOC. ID. N:\CIVIL\12156-00\Word\12156-00 FN-0.054 AC PARCEL 2.docx





LOCATION MAP

NOT-TO-SCALE

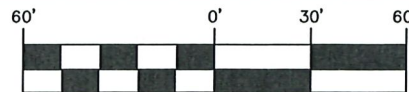
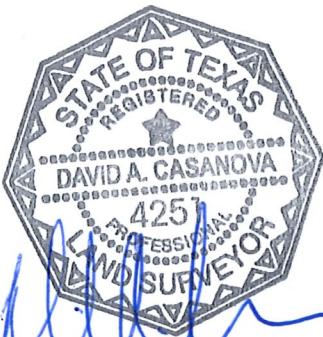
**LEGEND:**

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

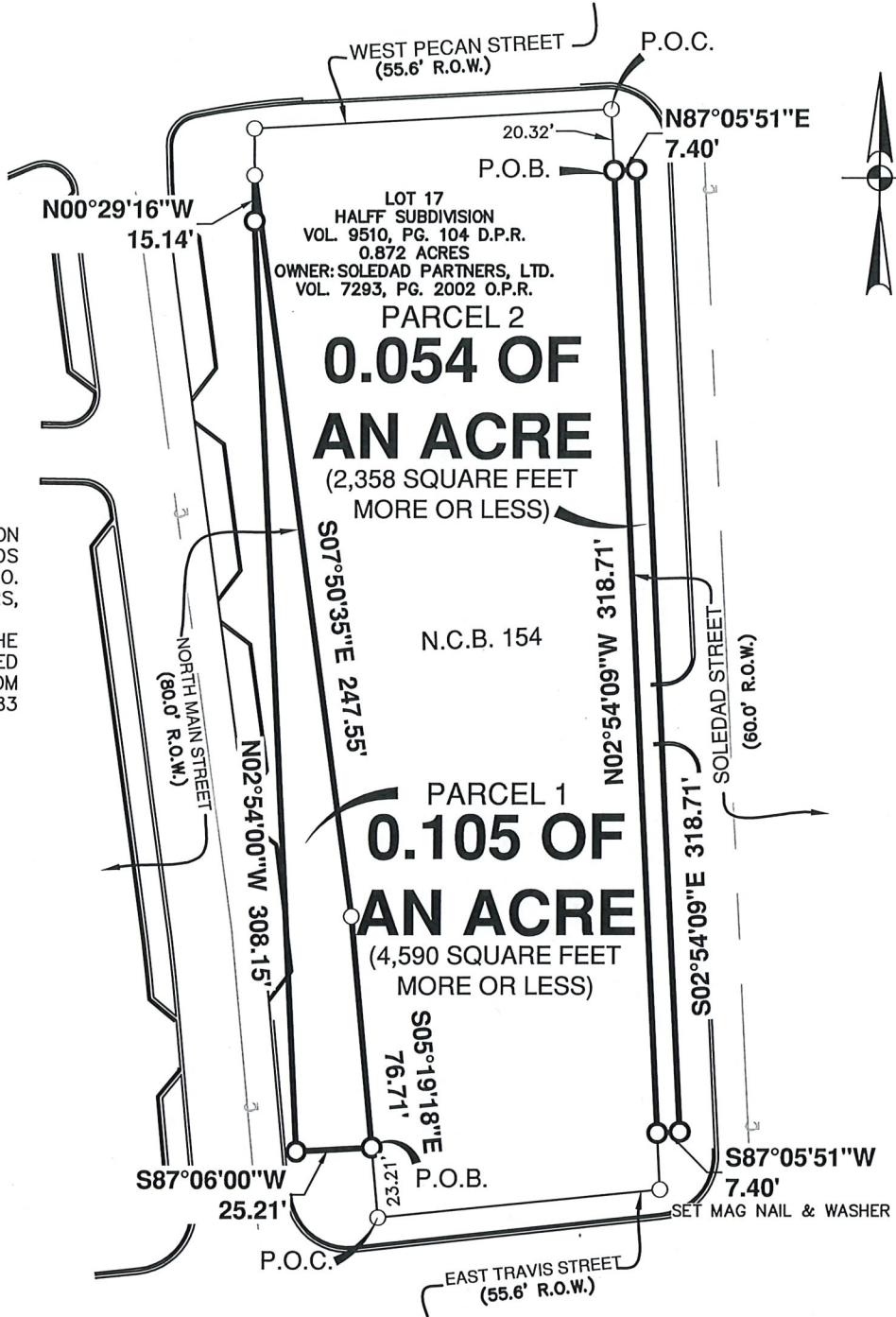
**NOTES:**

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 12156-00 BY PAPE-DAWSON ENGINEERS, INC.
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.

○ SET MAG NAIL WITH WASHER STAMPED "PAPE-DAWSON"



SCALE: 1" = 60'



Date: Jul 28, 2020, 3:54pm User ID: MHolmes  
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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

JULY 27, 2020

SHEET 1 OF 1  
JOB No.:12156-00

REFERENCE: