



County: Bexar
Highway: Interstate 37
ROW C.S.J. No.:0073-08-19
Date: May 23, 2017

TRACT NO. 1

PROPERTY DESCRIPTION FOR AN AREA TO BE TRANSFERRED

A 0.3631 of an acre, or 15,817 square feet more or less, tract of land being a portion of Interstate 37, and being comprised of all of the 0.0229 of an acre tract (Parcel 5) conveyed from Zulia Weiss to the State of Texas by deed filed for record on September 25, 1967, and recorded in Volume 5831, Page 144 in the Deed Records of Bexar County, Texas, all of the 0.0284 (Parcel 6) of an acre tract conveyed from Paul Helmcamp, et al to the State of Texas by Judgement filed for record on October 18, 1968 and recorded in Volume 6047, Page 475 in said Deed Records, all of the 0.0427 of an acre tract (Parcel 7) conveyed from E.L. Fairbanks, et ux to the State of Texas by deed filed for record on April 19, 1967 and recorded in Volume 5741, Page 120 in said Deed Records, a portion of the 0.0539 of an acre tract (Parcel 8) conveyed from Elenora E. Dennis to the State of Texas by deed filed for record on August 18, 1967 and recorded in Volume 5809, Page 774 in said Deed Records, a portion of the 0.0518 of an acre tract (Parcel 9) conveyed from Manuel Favella, et ux to the State of Texas by deed filed for record on May 24, 1967 and recorded in Volume 5759, Page 325 in said Deed Records, a portion of the 0.1128 of an acre tract (Parcel 10) conveyed from Jesse Luna, et ux to the State of Texas by deed filed for record on October 17, 1967 and recorded in Volume 5845, Page 29 in said Deed Records, a portion of the 0.1304 acre tract (Parcel 11) conveyed from Rosalie Colley, et al to the State of Texas by deed filed for record on April 7, 1967 and recorded in Volume 5735, Page 314 in said Deed Records and a portion of the 0.1304 acre tract (Parcel 12) conveyed from Rudolph Edward Hern, et ux to the State of Texas by deed filed for record on May 29, 1967 and recorded in Volume 5761, Page 577 in said Deed Records, all within New City Block (N.C.B.) 964 of the City of San Antonio, Bexar County, Texas. Said 0.3631 of 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;

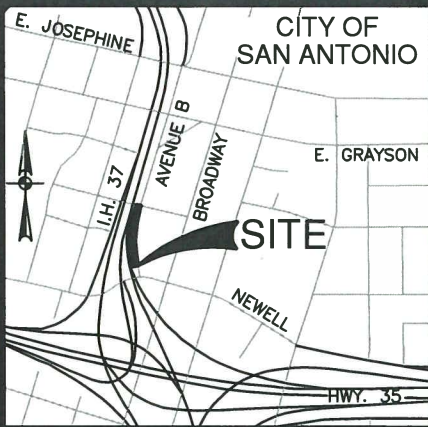
BEGINNING: At a found Mag Nail at the intersection of the existing east right-of-way line of Interstate 37, a variable width right-of-way and the south right-of-way line of Pearl Parkway, a variable width right-of-way, at the northeast corner of said Parcel 5 and the northwest corner of the 0.1499 of an acre tract conveyed to Robert F. Collins by deed recorded in Volume 6205, Page 1607 in the Official Public Records of Real Property of Bexar County, Texas, from which a found Mag Nail on the south right-of-way line of said Pearl Parkway, at the northeast corner of said 0.1499 of an acre tract bears S 76°56'42" E, a distance of 98.89 feet;

- (1) THENCE: S 17°27'58" W, along and with the existing east right-of-way line of said Interstate 37, the east line of said Parcel 5 and the west line of said 0.1499 of an acre tract, a distance of 66.62 feet to a found 5/8" iron rod, at the southeast corner of said Parcel 5, the southwest corner of said 0.1499 of an acre tract and the northeast corner of said Parcel 6;
- (2) THENCE: S 04°32'49" W, along and with the existing east right-of-way line of said Interstate 37, the east line of said Parcel 6 and the east line of said Parcel 7, a distance of 113.78 feet to a found 1/2" iron rod with cap marked "Pape-Dawson", at the southeast corner of said Parcel 7, the northeast corner of said Parcel 8 and the northwest corner of the 0.1729 of an acre tract conveyed to Broadway SA Investors GP, LLC by deed recorded in Volume 14203, Page 1924 in said Official Public Records;
- (3) THENCE: S 00°55'38" W, along and with the existing east right-of-way line of said Interstate 37, the east line of said Parcel 8, the east line of said Parcel 9 and the west line of said 0.1729 of an acre tract, a distance of 88.99 feet to a found 1/2" iron rod, at the southeast corner of said Parcel 9, the northeast corner of said Parcel 10 and an angle point of said 0.1729 acre tract;
- (4) THENCE: S 08°42'36" E, along and with the existing east right-of-way line of said Interstate 37, the east line of said Parcel 10 and the west line of said 0.1729 of an acre tract, a distance of 66.58 feet to a found 1/2" iron rod, on the north line of said Parcel 11, at the southeast corner of said Parcel 10 and the southwest corner of said 0.1729 acre tract;
- (5) THENCE: S 77°18'10" E, along and with the north right-of-way line of said Interstate 37, the north line of said Parcel 11 and the south line of said 0.1729 of an acre tract, a distance of 19.74 feet to a point on the west line of a 12-foot Alley, from which a found 1/2" iron rod bears N 39°10'12" W, a distance of 0.68 feet and a found 1/2" iron rod on the east side of said 12-foot Alley bears S 77°18'10" E, a distance of 12.00 feet;
- (6) THENCE: S 17°15'13" W, along and with the east line of said Parcel 11 and the east line of said Parcel 12, a distance of 79.27 feet to a point (Unable to set monument);
- (7) THENCE: S 78°09'40" W, departing the east line of said Parcel 12, over and across said Parcel 12, a distance of 28.92 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";
- (8) THENCE: N 11°50'20" W, over and across said Parcel 12 and said Parcel 11, a distance of 57.64 feet to a set 1/2" iron rod with a yellow cap marked "Pape-Dawson";

- (9) THENCE: Northwesterly, over and across said Parcel 11, Parcel 10, Parcel 9 and Parcel 8, and along a tangent curve to the right, said curve having a radius of 719.75 feet, a central angle of $12^{\circ}14'38''$, a chord bearing and distance of $N\ 05^{\circ}43'02''\ W$, 153.51 feet, for an arc length of 153.81 feet to a set $1/2''$ iron rod with a yellow cap marked "Pape-Dawson" on the west line of said Parcel 8;
- (10) THENCE: $N\ 17^{\circ}10'28''\ E$, along and with the west line of said Parcel 8, Parcel 7, Parcel 6 and Parcel 5, a distance of 221.84 feet to a set Mag Nail with washer marked "Pape-Dawson", at the northwest corner of said Parcel 5;
- (11) THENCE: $S\ 76^{\circ}56'42''\ E$, along and with the north line of said Parcel 5, a distance of 14.93 feet to the POINT OF BEGINNING, and containing 0.3631 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 9040-17 by Pape-Dawson Engineers, Inc.

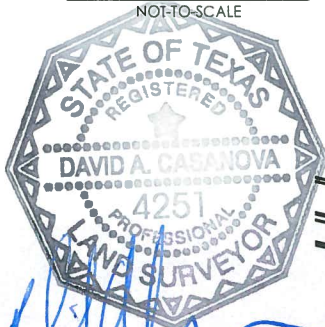
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 23, 2017 (Revised May 25, 2017)
JOB NO. 9040-17
DOC. ID. N:\Survey17\17-9000\9040-17\Word\9040-17 FN.docx





LOCATION MAP

NOT-TO-SCALE



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.
3. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN SURFACE VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK USING A SCALE FACTOR OF 1.00017.



PARCEL RECORDATION

- PARCEL 5 VOL. 5831, PG. 144 D.R.
- PARCEL 6 VOL. 6047, PG. 475 D.R.
- PARCEL 7 VOL. 5741, PG. 120 D.R.
- PARCEL 8 VOL. 5809, PG. 774 D.R.
- PARCEL 9 VOL. 5759, PG. 325 D.R.
- PARCEL 10 VOL. 5845, PG. 29 D.R.
- PARCEL 11 VOL. 5735, PG. 314 D.R.
- PARCEL 12 VOL. 5761, PG. 577 D.R.



SCALE: 1" = 40'

TRACT 1
0.3631 OF AN ACRE
 (15,817 SQUARE FEET MORE OR LESS)

N17°10'28"E
 221.84'

I.H. 37
 (VARIABLE WIDTH R.O.W.)

AVENUE B
 (40.0' R.O.W.)

PEARL PARKWAY
 (VARIABLE WIDTH R.O.W.)

OWNER: RIO PERLA PROPERTIES, LP
 VOL. 9498, PG. 374 O.P.R.

POB
 (VARIABLE WIDTH R.O.W.)
 FD. MAG NAIL
 N 13,710,904.58
 E 2,134,942.77

LOT 13
 S17°27'58"W
 66.62'

0.1499 ACRES
 OWNER: ROBERT F. COLLINS
 VOL. 6205, PG. 1607 O.P.R.

LOT 14
 S04°32'49"W
 113.78'

OWNER: H. GLENN HUDDLESTON
 VOL. 10850, PG. 244 O.P.R.

LOT 15
 OWNER: REYNALDO DIAZ, JR.
 VOL. 9293, PG. 2408 O.P.R.

MATCHLINE - SEE SHEET 5

REVISED: MAY 25, 2017

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°18'10"E	19.74'
L2	S76°56'42"E	14.93'



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

DISTRICT NAME SAN ANTONIO	TRACT 1 SURVEY OF AREA TO BE TRANSFERRED 0.3631 OF AN ACRE (15,817 SQ. FT.)	COUNTY BEXAR
ROW C.S.J. # 0073-08-19		DATE OF SURVEY 2/23/17
JOB NO. 9040-17	INTERSTATE HIGHWAY 37	PAGE 4 OF 5



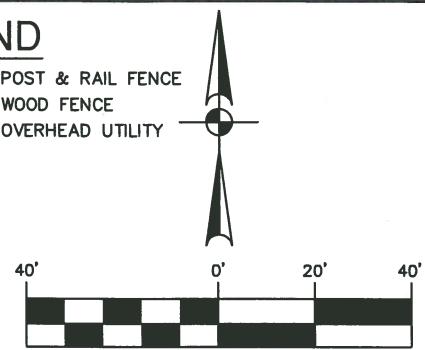
LOCATION MAP
NOT-TO-SCALE

LEGEND

- BOLLARD
- BRIDGE COLUMN
- CURB INLET
- CONC. CONCRETE
- I.R. IRON ROD
- GATE
- GAS VALVE
- LAMP POST
- (PD) PAPE-DAWSON CAP
- ADVERTISING/ROAD/UTILITY SIGN WITH DESCRIPTION
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- UP UTILITY POLE
- WATER METER
- WATER VALVE
- WCR WHEELCHAIR RAMP

LINE LEGEND

- POST & RAIL FENCE
- WOOD FENCE
- OHU OVERHEAD UTILITY

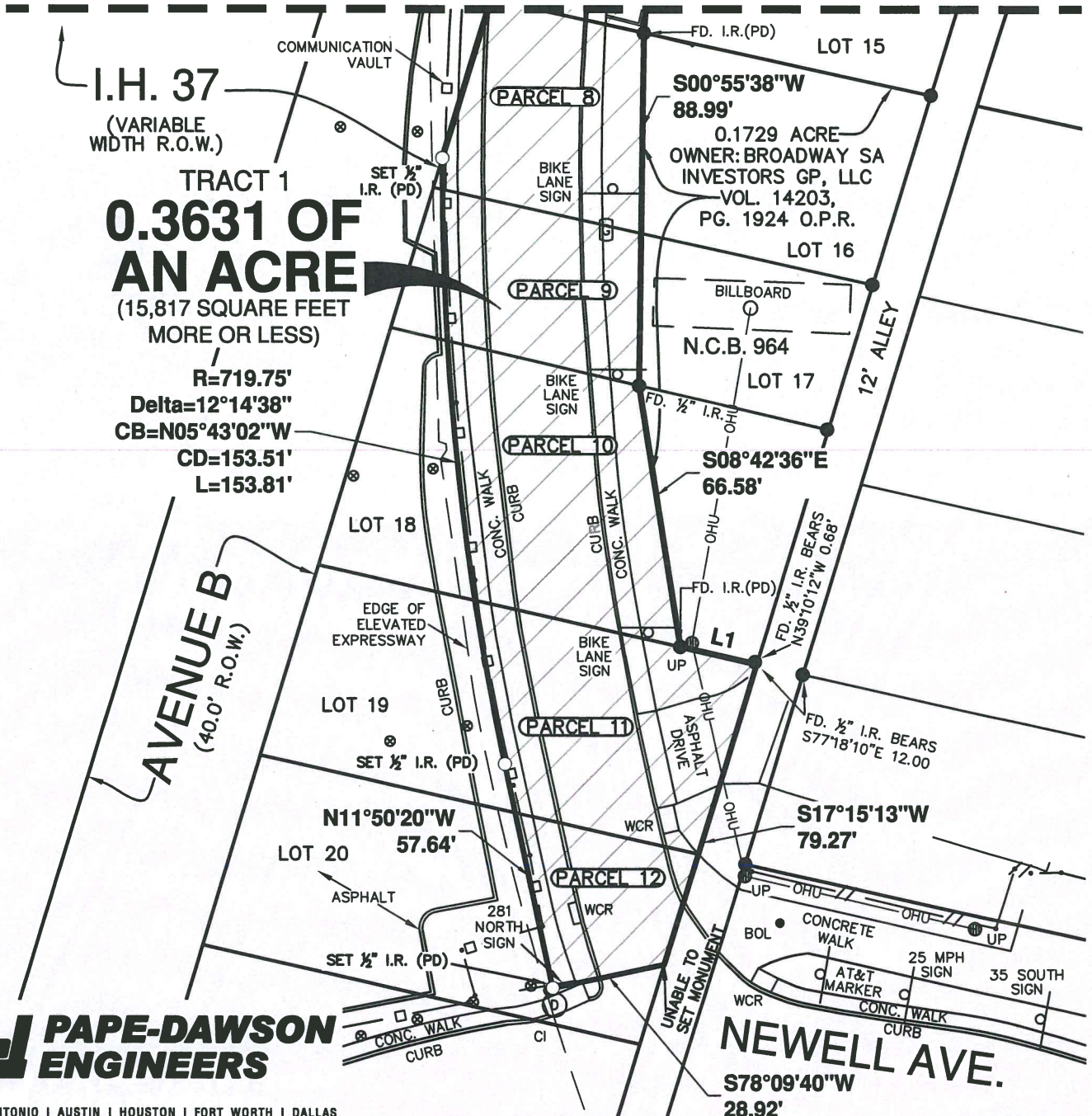


SCALE: 1" = 40'

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

MATCHLINE - SEE SHEET 4



I.H. 37
(VARIABLE WIDTH R.O.W.)
TRACT 1
0.3631 OF AN ACRE
(15,817 SQUARE FEET MORE OR LESS)

R=719.75'
Delta=12°14'38"
CB=N05°43'02"W
CD=153.51'
L=153.81'

AVENUE B
(40.0' R.O.W.)

NEWELL AVE.
S78°09'40"W
28.92'

PAPE-DAWSON ENGINEERS

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

REVISED: MAY 25, 2017
MAY 23, 2017

SHEET 5 OF 5

JOB No.: 9040-17

Date: May 25, 2017, 3:24pm User ID: DWaugh
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