



METES AND BOUNDS DESCRIPTION  
FOR  
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

A 0.086 of an acre, or 3,728 square feet more or less, easement out of the 60,092 square feet more or less, tract conveyed to City of San Antonio, recorded in Volume 2932, Page 1570 of the Official Public Records of Bexar County, Texas in New City Block 929 of the City of San Antonio, Bexar County, Texas. Said 0.086 of an acre easement 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: On the northeast right-of-way line of Arsenal Street, a variable width public right-of-way, at the southwest corner of said 60,092 square feet tract;

THENCE: Along and with the northeast right-of-way line of said Arsenal Street, S 63°41'50" E, a distance of 1.94 feet to a set Mag Nail with washer at the southwest corner of a concurrently described joint use agreement,

THENCE: Departing the northeast right-of-way line of said Arsenal Street, over and across said 60,092 square feet tract, along and with the west line of said joint use agreement, the following bearings and distances:

N 25°58'49" E, a distance of 15.00 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON",

S 63°41'50" E, a distance of 2.55 feet to a set "X" on top of a rock wall, and

N 13°45'49" E, a distance of 78.56 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" for the POINT OF BEGINNING of the herein described easement;

THENCE: Departing the west line of said joint use agreement, continuing over and across said 60,092 square feet tract, the following bearings and distances:

N 31°22'38" E, a distance of 37.97 feet to a point,

N 11°55'44" E, a distance of 10.67 feet to a point, and

S 79°09'23" E, a distance of 42.27 feet to a point on the east face of a concrete wall on the west bank of the San Antonio River;

THENCE: Along and with said wall, S 11°27'53" W, a distance of 79.99 feet to a point;

THENCE: Departing said wall, continuing over and across said 60,092 square feet tract the following bearings and distances:

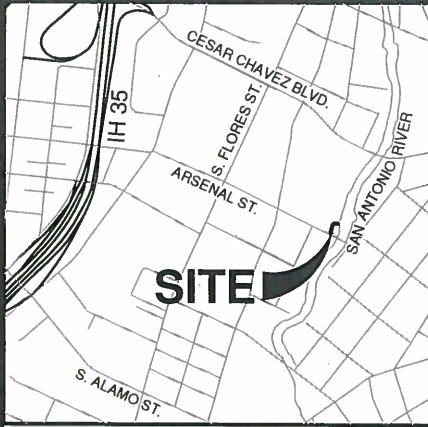
N 79°05'42" W, a distance of 46.63 feet to a point,

N 13°45'49" E, a distance of 35.69 feet to a point, and

S 90°00'00" W, a distance of 10.30 feet to the POINT OF BEGINNING, and containing 0.086 of an acre in the City of San Antonio, Bexar County, Texas. Said easement being described in accordance with a survey made on the ground and a survey description and map prepared under job number 8134-01 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 2, 2017  
JOB NO. 8134-01  
DOC. ID. N:\CIVIL\8134-01 San Pedro Creek\Field Notes\0.086 AC TCE.docx





LOCATION MAP

NOT-TO-SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°41'50"E	1.94'
L2	N25°58'50"E	15.00'
L3	S63°41'50"E	2.55'
L4	N11°55'44"E	10.67'
L5	N13°45'49"E	35.69'
L6	S90°00'00"W	10.30'

**LEGEND:**

- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- SET 1/2" IRON ROD W/CAP MARKED "PAPE DAWSON"
- × SET "X"
- ⊙ SET MAG NAIL W/WASHER

**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.



SCALE: 1" = 30'

VARIABLE WIDTH TEMPORARY  
CONSTRUCTION EASEMENT  
**0.086 OF AN ACRE**  
(3,728 SQUARE FEET MORE OR LESS)

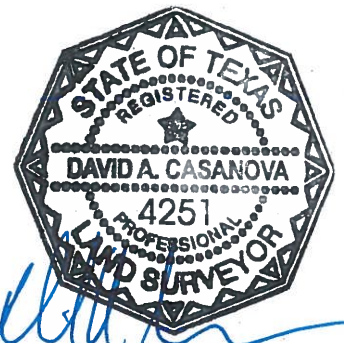
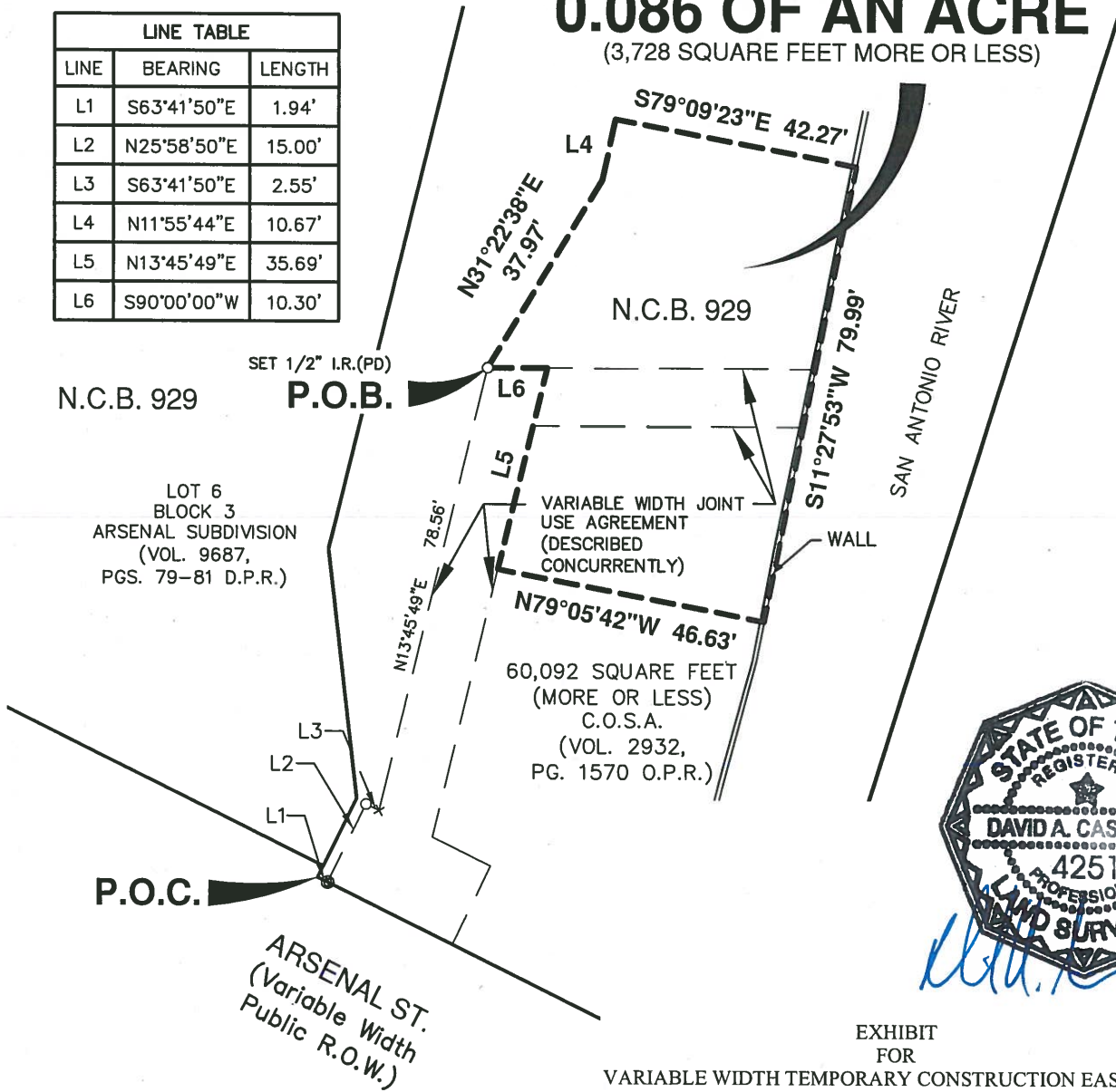


EXHIBIT FOR

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

A 0.086 OF AN ACRE, OR 3,728 SQUARE FEET MORE OR LESS, EASEMENT OUT OF THE 60,092 SQUARE FEET MORE OR LESS, TRACT CONVEYED TO CITY OF SAN ANTONIO, RECORDED IN VOLUME 2932, PAGE 1570 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK 929 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 1 OF 1

AUGUST 2, 2017

JOB No.:

8134-01

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600