

SCANNED



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DEED OF DEDICATION

WHEREAS, Texas Local Government Code §379C.014(a) *Land Used for World Exposition* allows a municipality to transfer to a land bank land that was part of the site of a world exposition recognized by the Bureau International des Expositions provided the transfer occurs before January 1, 2014; and

WHEREAS, Texas Local Government Code §379C.014(b) provides that park land transferred to a land bank is no longer subject to the terms of Texas Local Government Code §253.001(b), provided that the remainder of the world exposition site includes dedicated public squares or parks that have a total area of 18 acres or more; and

WHEREAS, pursuant to Ordinance No. 2013-12-05-0833, passed and approved on 5th day of December, 2013, the City Council of the City of San Antonio has dedicated 18.467 acres of public squares and park land within the world exposition site; and

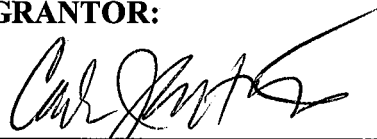
WHEREAS, pursuant to Ordinance No. 2013-12-05-0833, passed and approved on 5th day of December, 2013, the City Council of the City of San Antonio has authorized the City Manager or her designee to execute this Deed of Dedication to memorialize this dedication of 18.467 acres of public squares and park land within the world exposition site; and

NOW THEREFORE,

The City of San Antonio has dedicated and by these presents does hereby dedicate unto the public the 18.467 acres of land described on Exhibit A and depicted on Exhibit B as public squares or parkland for public park uses in full compliance with the Texas Local Government Code §379C.014, subject to the reservation by the City of San Antonio of all rights to use the subsurface of the 18.467 acres for existing and other uses that will not impair the use of the surface for the purposes of such dedication, TO HAVE AND TO HOLD, the above-described premises, together with all and singular the rights and appurtenances thereto and anywise belonging unto the public in accordance with the terms and conditions herein.

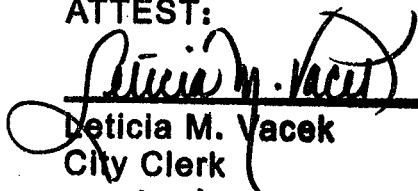
SIGNED this 19th day of December, 2013.

GRANTOR:



Carlos Contreras
Assistant City Manager

ATTEST:




Deticia M. Vacek
City Clerk
12/19/2013

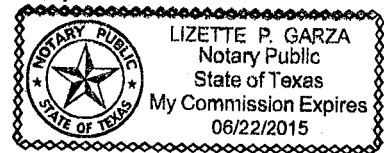
Date

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 19th day of December, 2013 by Carlos Contreras, Assistant City Manager of CITY OF SAN ANTONIO, TEXAS, a Texas municipal corporation, on behalf of said municipal corporation.


Notary Public, State of Texas

Notary's Commission Expires: 6/22/2015



AFTER RECORDING, RETURN TO:

City of San Antonio
Parks and Recreation Department
Post Office Box 839966
San Antonio, Texas 78283-3966

Exhibit A

FIELD NOTES
FOR
HEMISFAIR PARK

18.467 acres out of Lot 12 and that 1.674 acre Public Waterway of Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and out of those tracts described in deeds to the City of San Antonio comprised of a 15.813 acre tract recorded in Volume 5505, Pages 957-962, a 18.422 acre tract recorded in Volume 6433 Pages 177-181, a 11.650 acre tract recorded in Volume 6205, Pages 537-543, a 1.674 acre tract recorded in Volume 7573, Pages 538-541, and a 5.222 acre tract recorded in Volume 7101, Pages 565-569 all of the Deed Records of Bexar County, Texas, Said 18.467 acres comprised of Tracts 1 through 6 as described below;

TRACT 1

An 8.926 acre, or 388,803 square feet, tract of land out of Lot 12 and that 1.674 acre Public Waterway, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of those tracts described in deeds to the City of San Antonio comprised of a 15.813 acre tract recorded in Volume 5505, Pages 957-962, a 18.422 acre tract recorded in Volume 6433 Pages 177-181, an 11.650 acre tract recorded in Volume 6205, Pages 537-543, and a 1.674 acre tract recorded in Volume 7573, Pages 538-541 all of the Deed Records of Bexar County, Texas all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 8.926 acre tract being a 10.113 acre, or 440,528 square feet, tract SAVE AND EXCEPT a 1.187 acre, or 51,725 square feet, tract and further described by metes and bounds with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD83(1996) and combined scale factor 0.999830028895;

BEGINNING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the south right-of-way line of East Market Street, a 125-foot public right-of-way as established in said Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision, at the northwest corner of said Lot 12, being S 75°00'34" E, a distance of 29.79 feet from the intersection of the south right-of-way line of Market Street and the east right-of-way line of South Alamo Street, said point of beginning at North 13,701,555.12 and East 2,131,743.29 of said coordinate system;

THENCE: S 75°00'34" E, with the south line of Market Street, a distance of 165.78 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: Departing said right-of-way and over and across said Lot 12 the following bearings and distances:

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

S 14°59'26" W, passing into the Convention Center building a distance of 92.75 feet to a point;

S 33°54'50" E, a distance of 94.71 feet to a point;

S 75°00'34" E, a distance of 297.97 feet to a point;

N 15°01'04" E, a distance of 69.00 feet to a point;

THENCE: S 75°00'34" E, passing out of said building, over and across said waterway a distance of 111.81 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 15°01'04" E, a distance of 86.00 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the aforementioned south right-of-way line of Market Street;

THENCE: S 75°00'34" E, with the south line of Market Street a distance of 78.51 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the west line of Lot 13, Block 3 of the San Antonio Convention Center Hotel recorded in Volume 9569, Page 36 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 14°55'18" W, with the west line of said Lot 13 a distance of 71.23 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 75°03'30" E, with a south line of said Lot 13 a distance of 25.12 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 14°59'26" W, over and across said waterway a distance of 353.96 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the east line of said waterway;

THENCE: N 75°00'34" W, with the line of said waterway a distance of 3.50 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 14°59'26" W, continuing with the line of said waterway, at 80.86 feet passing the southeast corner of said waterway and continuing over and across said Lot 12 for a total distance of 363.34 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the south face of said building;

THENCE: Continuing over and across said Lot 12 the following bearings and distances:

S 14°59'26" W, a distance of 79.49 feet to a face of building and continuing through said building a distance of 65.90 feet for a total distance of 145.38 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 75°30'49" W, a distance of 38.49 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

Along a tangent curve to the left, said curve having a radius of 65.00 feet, a central angle of $60^{\circ}05'24''$, a chord bearing and distance of $S 74^{\circ}26'29'' W$, 65.09 feet, for an arc length of 68.17 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of tangency;

$S 44^{\circ}23'47'' W$, a distance of 67.85 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

$N 43^{\circ}44'03'' W$, a distance of 398.07 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of curvature;

Along a tangent curve to the left, said curve having a radius of 525.00 feet, a central angle of $07^{\circ}29'04''$, a chord bearing and distance of $N 47^{\circ}28'35'' W$, 68.53 feet, for an arc length of 68.58 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point on curve;

$N 21^{\circ}03'20'' E$, a distance of 62.30 feet to a building corner;

THENCE: $N 47^{\circ}30'40'' E$, with the southeast face of building a distance of 28.40 feet to a building corner;

THENCE: $S 79^{\circ}49'28'' E$, departing said building a distance of 31.77 feet to a building corner;

THENCE: With the west, south and east face of said building the following bearings and distances:

$S 19^{\circ}51'18'' W$, a distance of 40.88 feet to a building corner;

$S 68^{\circ}12'56'' E$, a distance of 2.46 feet to a building corner;

$S 19^{\circ}51'18'' W$, a distance of 7.94 feet to a building corner;

$N 70^{\circ}08'42'' W$, a distance of 1.90 feet to a building corner;

$S 18^{\circ}01'55'' W$, a distance of 2.03 feet to a building corner;

$S 69^{\circ}29'14'' E$, a distance of 1.85 feet to a building corner;

$S 20^{\circ}20'13'' W$, a distance of 5.36 feet to a building corner;

Along a non-tangent curve to the left, said curve having a radial bearing of $S 65^{\circ}54'31'' E$, a radius of 5.75 feet, a central angle of $94^{\circ}27'13''$, a chord bearing and distance of $S 23^{\circ}08'08'' E$, 8.43 feet, for an arc length of 9.47 feet to a building corner;

$S 20^{\circ}39'08'' W$, a distance of 12.84 feet to a building corner;

$S 69^{\circ}02'26'' E$, a distance of 3.52 feet to a building corner;

$N 20^{\circ}35'43'' E$, a distance of 1.44 feet to a building corner;

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

S 70°09'12" E, a distance of 8.11 feet to a building corner;
S 20°35'43" W, a distance of 1.50 feet to a building corner;
S 69°24'17" E, a distance of 3.20 feet to a set ½" iron rod with cap marked "Pape-Dawson";
S 18°07'02" W, a distance of 1.53 feet to a set ½" iron rod with cap marked "Pape-Dawson";
S 24°26'39" E, a distance of 6.14 feet to a set ½" iron rod with cap marked "Pape-Dawson";
S 69°10'07" E, a distance of 7.54 feet to a building corner;
N 65°04'44" E, a distance of 6.15 feet to a building corner;
N 22°24'23" E, a distance of 1.32 feet to a building corner;
S 74°33'03" E, a distance of 1.71 feet to a building corner;
N 20°30'36" E, a distance of 34.36 feet to a building corner;
S 66°38'21" E, a distance of 0.70 feet to a building corner;
N 64°56'34" E, a distance of 6.42 feet to a building corner;
N 20°22'28" E, a distance of 1.86 feet to a building corner;
S 79°00'42" E, a distance of 0.51 feet to a building corner;
N 20°46'01" E, a distance of 5.08 feet to a building corner;
N 44°51'01" W, a distance of 0.40 feet to a building corner;
N 18°56'44" E, a distance of 1.90 feet to a building corner;
N 24°15'55" W, a distance of 5.73 feet to a building corner;
N 66°38'21" W, a distance of 1.24 feet to a building corner;
N 19°55'18" E, a distance of 6.01 feet to a building corner;
N 69°29'57" W, a distance of 17.23 feet to a building corner;
S 21°03'05" W, a distance of 6.00 feet to a building corner;
N 69°30'46" W, a distance of 8.49 feet to a building corner;
N 21°03'05" E, a distance of 23.00 feet to a building corner;

THENCE: Departing said building and continuing over and across said Lot 12 the following bearings and distances:

Hemifair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

S 74°58'56" E, a distance of 68.46 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 15°01'04" E, a distance of 164.65 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 75°00'34" W, a distance of 173.93 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 14°59'26" E, a distance of 349.64 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 33°54'50" W, a distance of 94.26 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 75°00'34" W, a distance of 115.70 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point on curve;

THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of N 85°43'31" W, a radius of 113.50 feet, a central angle of 17°43'06", a chord bearing and distance of N 04°35'04" W, 34.96 feet, for an arc length of 35.10 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the west line of Lot 12 and the east right-of-way line of Alamo Street, a variable width right-of-way;

THENCE: Along the east right-of-way line of Alamo Street with a non-tangent curve to the left, said curve having a radial bearing of N 80°47'27" W, a radius of 863.00 feet, a central angle of 04°12'18", a chord bearing and distance of N 07°06'24" E, 63.32 feet, for an arc length of 63.34 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of reversing curvature;

THENCE: Along a reverse curve to the right, said curve having a radius of 25.00 feet, a central angle of 99°59'12", a chord bearing and distance of N 54°59'51" E, 38.30 feet, for an arc length of 43.63 feet to the POINT OF BEGINNING

SAVE AN EXCEPT

A 1.187 acre, or 51,725 square feet more or less, tract of land out of Lot 12 and that 1.674 acre Public Waterway, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and out of that tract described in deed to the City of San Antonio as a 15.813 acre tract recorded in Volume 5505, Pages 957-962, and a 1.674 acre tract recorded in Volume 7573, Pages 538-541 both of the Deed Records of Bexar County, Texas and being all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.187 acre tract being further described by metes and bounds with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD83(1996).

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: N 47°17'04" E, over and across said Lot 12 a distance of 847.75 feet to the POINT OF BEGINNING at North 13,700,689.75, East 2,132,075.09 of said coordinate system and on the internal northwest face of a wall of the Convention Center;

THENCE: N 15°01'04" E, with the face of said wall, a distance of 386.49 feet to a point;

THENCE: N 74°58'56" W, a distance of 9.59 feet to a point;

THENCE: N 15°01'04" E, a distance of 117.54 feet to a point;

THENCE: S 74°58'56" E, a distance of 72.23 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 15°01'04" W, a distance of 26.00 feet to an iron rod with cap marked "Pape-Dawson";

THENCE: S 74°58'56" E, a distance of 39.58 feet to an iron rod with cap marked "Pape-Dawson";

THENCE: S 15°01'04" W, a distance of 477.83 feet to a building corner;

THENCE: N 76°12'58" W, a distance of 21.86 feet to a building corner;

THENCE: S 15°01'04" W, a distance of 5.30 feet to an iron rod with cap marked "Pape-Dawson";

THENCE: N 74°37'10" W, a distance of 21.63 feet to a building corner;

THENCE: N 15°22'50" E, a distance of 5.88 feet to a building corner;

THENCE: N 75°25'25" W, a distance of 58.77 feet to the POINT OF BEGINNING, and containing a net 8.926 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 9390-13 by Pape-Dawson Engineers, Inc. Monumentation in progress, a brass nail stamped "Pape-Dawson" may substitute on concrete and a magnetic concrete nail set in brick pavers.

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

TRACT 2

A 4.081 acre, or 177,755 square feet more or less, tract of land out of that out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as a 11.650 acre tract recorded in Volume 6205, Pages 537-543 of the Deed Records of Bexar County, Texas in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 4.081 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 (1996) and combined scale factor 0.999830028895;

BEGINNING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: With the east right-of-way line of said South Alamo Street, the west line of said Lot 12 and said 11.650 acre tract, the following bearings and distances;

N 01°30'25" E a distance of 147.52 feet to a set ½" iron rod with cap marked "Pape-Dawson"

N 01°20'54" E a distance of 266.01 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the northwest corner of the herein described tract;

THENCE: Departing the east right-of-way line of said South Alamo Street, the west line of said Lot 12 and said 11.650 acre tract, over and across said Lot 12 and said 11.650 acre tract, the following bearings and distances;

S 88°39'06" E a distance of 202.79 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 01°59'47" E a distance of 101.52 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of curvature;

Along a tangent curve to the right, said curve having a radius of 140.00 feet, a central angle of 34°25'39", a chord bearing and distance of N 19°12'37" E, 82.86 feet, for an arc length of 84.12 feet to a set ½" iron rod with cap marked "Pape-Dawson" for a point of compound curvature;

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

Along a compound curve to the right, said curve having a radius of 25.00 feet, a central angle of $28^{\circ}14'48''$, a chord bearing and distance of $N 50^{\circ}32'50'' E$, 12.20 feet, for an arc length of 12.32 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" for the north corner of the herein described tract;

Along a non-tangent curve to the left, said curve having a radial bearing of $N 44^{\circ}47'38'' E$, a radius of 175.00 feet, a central angle of $06^{\circ}00'44''$, a chord bearing and distance of $S 48^{\circ}12'45'' E$, 18.36 feet, for an arc length of 18.36 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of reversing curvature;

Along a curve to the right, said curve having a radius of 475.00 feet, a central angle of $07^{\circ}29'04''$, a chord bearing and distance of $S 47^{\circ}28'35'' E$, 62.00 feet, for an arc length of 62.05 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of tangency;

$S 43^{\circ}44'03'' E$ a distance of 239.06 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

$S 47^{\circ}22'16'' W$ a distance of 63.34 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

$S 64^{\circ}00'16'' W$ a distance of 54.87 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of curvature;

Along a tangent curve to the left, said curve having a radius of 49.50 feet, a central angle of $22^{\circ}25'10''$, a chord bearing and distance of $S 52^{\circ}47'41'' W$, 19.25 feet, for an arc length of 19.37 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" at a point of tangency;

$S 41^{\circ}35'06'' W$ a distance of 173.84 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

$S 48^{\circ}17'42'' E$ a distance of 171.73 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson";

THENCE: $S 44^{\circ}23'47'' W$ a distance of 138.26 feet to a set $\frac{1}{2}$ " iron rod with cap marked "Pape-Dawson" on the south line of said Lot 12 and north right-of-way line of Cesar Chavez Boulevard, formerly Durango Boulevard, a variable width public right-of-way for the southeast corner of the herein described tract and a point on curve;

THENCE: With the north right-of-way line of said Cesar Chavez Boulevard, the south line of said Lot 12 and said 11.650 acre tract, the following bearings and distances;

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

Along a non-tangent curve to the left, said curve having a radial bearing of S 11°45'53" W, a radius of 1255.00 feet, a central angle of 10°23'11", a chord bearing and distance of N 83°25'42" W, 227.19 feet, for an arc length of 227.50 feet to a found iron rod with cap marked "Northstar";

N 88°37'17" W a distance of 32.52 feet to a found ½" iron rod;

THENCE: Along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°07'43", a chord bearing and distance of N 43°33'26" W, 35.39 feet, for an arc length of 39.33 feet to the POINT OF BEGINNING, and containing 4.081 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 9390-13 by Pape-Dawson Engineers, Inc. Monumentation in progress, a brass nail stamped "Pape-Dawson" may substitute on concrete and a magnetic concrete nail set in brick pavers.

TRACT 3

A 1.662 acre, or 72,379 square feet, tract of land, being comprised of a 2.083 acre, or 90,740 square feet more or less, tract SAVE AND EXCEPT a 0.421 acre, or 18360 square feet, tract out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 1.662 acre tract being 2.083 acres, or 90,740 square feet more or less, SAVE AND EXCEPT a 0.421 acre, or 18,360 square feet more or less, tract and 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 (1996) and combined scale factor 0.999830028895;

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

THENCE: N 67°28'59" E, over and across said Lot 12, a distance of 697.75 feet to to a set ½" iron rod with cap marked "Pape-Dawson" THE POINT OF BEGINNING at North 13,700,381.93, East 2,132,096.77 of said coordinate system, and from which a found iron rod with cap marked "RODS" at the north corner of that 4.595 acre tract conveyed to the United States of America (the Federal Courthouse) bears S 17°46'21", a distance of 5.65 feet;

THENCE: Over and across said lot 12 the following bearings and distances:

N 44°23'47" E, a distance of 68.83 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

Along a tangent curve to the right, said curve having a radius of 35.00 feet, a central angle of 60°05'24", a chord bearing and distance of N 74°26'29" E, 35.05 feet, for an arc length of 36.71 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency;

S 75°30'49" E, a distance of 346.64 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

Along a tangent curve to the right, said curve having a radius of 135.00 feet, a central angle of 29°54'30", a chord bearing and distance of S 60°33'34" E, 69.67 feet, for an arc length of 70.47 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 50°46'25" W, a distance of 12.16 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

Along a tangent curve to the left, said curve having a radius of 140.00 feet, a central angle of 54°09'10", a chord bearing and distance of S 23°41'50" W, 127.45 feet, for an arc length of 132.32 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of reversing curvature;

Along a compound curve to the right, said curve having a radius of 110.00 feet, a central angle of 45°59'36", a chord bearing and distance of S 19°37'04" W, 85.95 feet, for an arc length of 88.30 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency;

S 42°36'52" W, a distance of 83.60 feet to a set ½" iron rod with cap marked "Pape-Dawson";

N 45°56'36" W, a distance of 17.62 feet to a set ½" iron rod with cap marked "Pape-Dawson" on the northeast line of said 4.595 acre tract;

THENCE: N 45°33'20" W, with the northeast line of said 4.595 acre tract a distance of 367.15 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

THENCE: N 43°44'03" W, a distance of 82.92 feet to the POINT OF BEGINNING, and containing 2.083 acres in the City of San Antonio, Bexar County, Texas;

SAVE AND EXCEPT

A 0.421 acre, or 18,360 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.42148 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 (1996);

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: N 82°52'28" E, over and across said Lot 12, a distance of 847.48 to a corner of a concrete slab and THE POINT OF BEGINNING at North 13,700,219.88, East 2,132,293.12 of said coordinate system;

N 44°40'35" E, a distance of 63.59 feet to a building corner;

THENCE: With building face the following bearings and distances:

S 45°37'29" E, a distance of 7.95 feet to a building corner;

N 44°29'26" E, a distance of 14.61 feet to a building corner;

N 45°40'46" W, a distance of 12.94 feet to a building corner;

N 44°22'48" E, a distance of 14.99 feet to a building corner;

S 45°52'30" E, a distance of 12.92 feet to a building corner;

N 44°32'12" E, a distance of 27.65 feet to a building corner;

S 45°25'01" E, a distance of 24.67 feet to a building corner;

N 44°47'55" E, a distance of 8.01 feet to a building corner;

S 45°29'41" E, a distance of 24.65 feet to a building corner;

N 44°56'16" E, a distance of 7.97 feet to a building corner;

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

S 45°26'46" E, a distance of 24.55 feet to a building corner;
N 44°33'14" E, a distance of 8.00 feet to a building corner;
S 45°26'46" E, a distance of 23.70 feet to a building corner;
N 44°33'14" E, a distance of 10.00 feet to a building corner;
S 45°26'46" E, a distance of 16.00 feet to a building corner;
S 44°33'14" W, a distance of 18.00 feet to a building corner;
S 45°26'46" E, a distance of 38.70 feet to a building corner;
S 44°33'14" W, a distance of 62.70 feet to a building corner;
N 45°26'46" W, a distance of 38.70 feet to a building corner;
S 44°33'14" W, a distance of 81.60 feet to a building corner;
N 45°21'00" W, a distance of 16.00 feet to a building corner;
N 44°47'33" E, a distance of 12.93 feet to a building corner;
N 45°27'04" W, a distance of 58.89 feet to a building corner;
S 44°56'32" W, a distance of 5.54 feet to a building corner;

THENCE: N 45°27'01" W, a distance of 46.79 feet to the POINT OF BEGINNING, and containing a net 1.662 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 9390-13 by Pape-Dawson Engineers, Inc. Monumentation in progress, a brass nail stamped "Pape-Dawson" may substitute on concrete and a magnetic concrete nail set in brick pavers.

TRACT 4

A 3.165 acre, or 137,858 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of those tracts described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 and a 5.222 acre tract recorded in Volume 7101, Pages 565-569 of the Deed Records of Bexar County, Texas, and all in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 3.165 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 (1996) and combined scale factor 0.999830028895;

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: S 85°15'06" E, over and across said Lot 12, a distance of 1001.67 feet to a set ½" iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract said point being N 42°36'52" E, a distance of 0.32 feet from the northeast line of that called 4.595 acre tract described in deed recorded in Volume 5701, Pages 384-386 of the Deed Records of Bexar County, Texas;

THENCE: Over and across said Lot 12 the following bearings and distances:

N 42°36'52" E, a distance of 84.36 feet to an iron rod with cap marked "Pape-Dawson" at a point of curvature;

Along a tangent curve to the left, said curve having a radius of 140.00 feet, a central angle of 45°59'36", a chord bearing and distance of N 19°37'04" E, 109.39 feet, for an arc length of 112.38 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of reversing curvature;

Along a curve to the right, said curve having a radius of 110.00 feet, a central angle of 54°09'10", a chord bearing and distance of N 23°41'50" E, 100.14 feet, for an arc length of 103.97 feet to a point;

N 50°46'25" E, a distance of 12.16 feet to a ½" iron rod with cap marked "Pape-Dawson" at a point on curve;

THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of S 57°09'11" W, a radius of 135.00 feet, a central angle of 15°59'29", a chord bearing and distance of S 24°51'04" E, 37.56 feet, for an arc length of 37.68 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of reversing curvature;

THENCE: Along a curve to the left, said curve having a radius of 165.00 feet, a central angle of 57°27'54", a chord bearing and distance of S 45°35'16" E, 158.64 feet, for an arc length of 165.49 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency;

S 74°19'13" E, a distance of 265.51 feet to a set ½" iron rod with cap marked "Pape-Dawson";

S 15°40'47" W, a distance of 85.30 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature;

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

Along a tangent curve to the right, said curve having a radius of 185.00 feet, a central angle of 29°02'53", a chord bearing and distance of S 30°12'13" W, 92.79 feet, for an arc length of 93.79 feet to a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency;

S 44°43'40" W, a distance of 236.44 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 45°56'36" W, at a distance of 313.28 feet passing a found ½" iron rod falling 0.95 feet left of line at the east corner of the aforementioned called 4.595 acre tract and continuing for a total 406.48 feet to the POINT OF BEGINNING and containing 3.165 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 9390-13 by Pape-Dawson Engineers, Inc. Monumentation in progress, a brass nail stamped "Pape-Dawson" may substitute on concrete and a magnetic concrete nail set in brick pavers.

TRACT 5 Tower Tract

A 0.530 acre, or 23,103 square feet more or less tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas and in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.530 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 (1996), and combined scale factor 0.999830028895;

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: N 88°01'11" E, over and across said Lot 12, a distance of 1379.79 feet to a set ½" iron rod with cap marked "Pape-Dawson" and THE POINT OF BEGINNING of the herein described tract, said point of beginning being at North 13,700.162.45, East 2,132,831.06 of said coordinate system;

THENCE: N 15°40'47" E, a distance of 44.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of N 45°40'47" E, a radius of 80.00 feet, a central angle of 300°00'00", a chord bearing and distance of S 74°19'13" E, 80.00 feet, for an arc length of 418.88 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: S 15°40'47" W, a distance of 44.70 feet to a set ½" iron rod with cap marked "Pape-Dawson";

THENCE: N 74°19'13" W, a distance of 80.00 feet to the POINT OF BEGINNING, and containing 0.530 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 9390-13 by Pape-Dawson Engineers, Inc. Monumentation in progress, a brass nail stamped "Pape-Dawson" may substitute on concrete and a magnetic concrete nail set in brick pavers.

TRACT 6

A 0.104 acre, or 4,524 square feet more or less, tract of land out of Lot 12, Block 3, New City Block 13814 of the Civic Center Project No. 5 Tex. R-83 Urban Renewal Agency subdivision recorded in Volume 9518, Pages 122-126 of the Deed and Plat Records of Bexar County, Texas and being out of that tract described in deed to the City of San Antonio as an 18.422 acre tract recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas and in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.104 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 (1996) and combined scale factor 0.999830028895;

COMMENCING: At a set ½" iron rod with cap marked "Pape-Dawson" at a point of tangency on the east right-of-way line of South Alamo Street, a variable width right-of-way, at the southwest corner of said Lot 12, being N 1°30'25" E, a distance of 25.06 feet from the intersection of the north right-of-way line of Cesar Chavez Boulevard and the east right-of-way line of South Alamo Street, said point of commencing at North 13,700,114.77 and East 2,131,452.33 of said coordinate system;

THENCE: S 73°23'39" E, over and across said Lot 12, a distance of 1376.50 feet to a set ½" iron rod with cap marked "Pape-Dawson" for the southwest corner of a 2.362 acre tract surveyed concurrently;

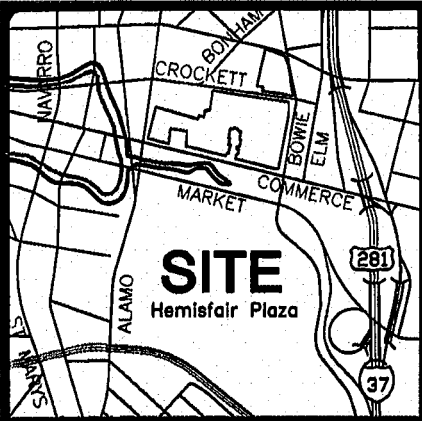
THENCE: N 44°43'40" E, a distance of 235.97 to a set ½" iron rod with cap marked "Pape-Dawson" at a point of curvature and THE POINT OF BEGINNING of the herein described tract, said point of beginning being at North 13,699,889.07, East 2,132,937.23 of said coordinate system;

Hemisfair Parkland Tracts
Tracts 1-6
18.467 Acres
Job Number 9390-13

- THENCE: Along a tangent curve to the left, said curve having a radius of 225.00 feet, a central angle of 29°02'53", a chord bearing and distance of N 30°12'13" E, 112.85 feet, for an arc length of 114.07 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: N 15°40'47" E, a distance of 65.30 feet to a set ½" iron rod with cap marked "Pape-Dawson";
- THENCE: S 74°19'13" E, a distance of 68.65 feet to an iron rod with cap marked "Pape-Dawson" at the northwest corner of said 2.362 acre tract;
- THENCE: S 44°43'40" W, a distance of 199.67 feet to the POINT OF BEGINNING, and containing 0.10385 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 9390-13 by Pape-Dawson Engineers, Inc. Monumentation in progress, a brass nail stamped "Pape-Dawson" may substitute on concrete and a magnetic concrete nail set in brick pavers.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: December 12, 2013, December 18, 2013.
JOB NO. 9390-13
DOC. ID. N:\Survey13\13-9300\9390-13\Word\Hemisfair Park Tracts.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00

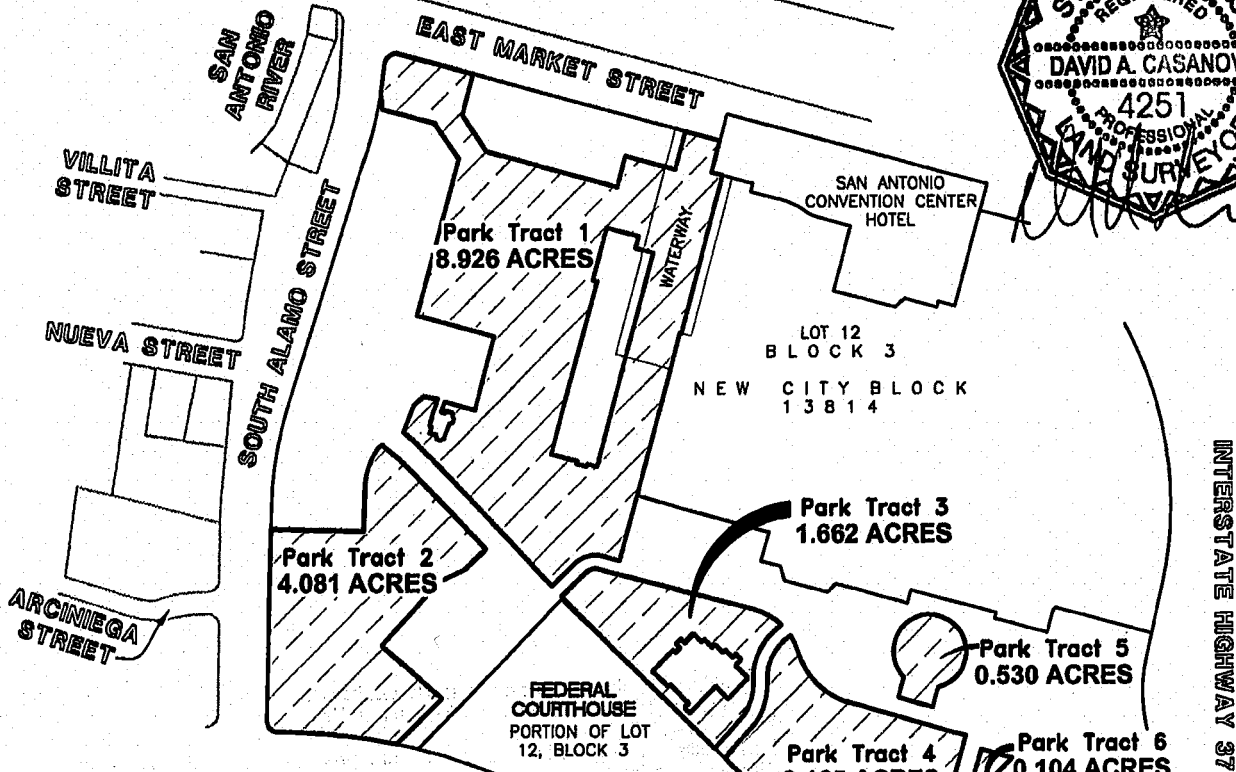
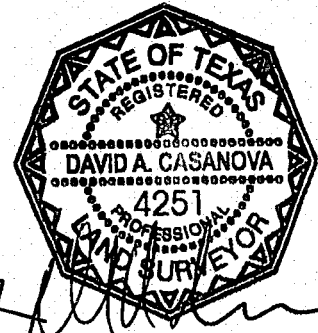
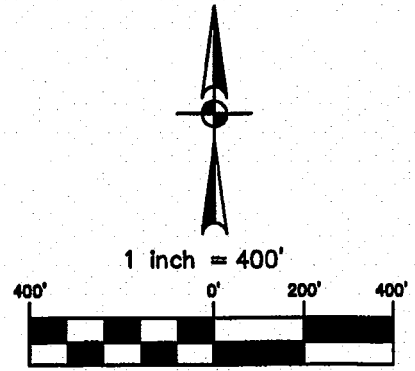
Exhibit B



LOCATION MAP
 MAPSCO MAP GRID: 614 F6 & F6
 NOT-TO-SCALE

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD83 (1996).



HEMISFAIR PARKLAND EXHIBIT

18.467 ACRES OUT OF LOT 12 AND THAT 1.674 ACRE PUBLIC WATERWAY OF BLOCK 3, NEW CITY BLOCK 13814 OF THE CIVIC CENTER PROJECT NO. 5 TEX. R-83 URBAN RENEWAL AGENCY SUBDIVISION RECORDED IN VOLUME 9518, PAGES 122-126 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THOSE TRACTS DESCRIBED IN DEEDS TO THE CITY OF SAN ANTONIO COMPRISED OF A 15.813 ACRE TRACT RECORDED IN VOLUME 5505, PAGES 957-962, A 18.422 ACRE TRACT RECORDED IN VOLUME 6433 PAGES 177-181, A 11.650 ACRE TRACT RECORDED IN VOLUME 6205, PAGES 537-543, A 1.674 ACRE TRACT RECORDED IN VOLUME 7573, PAGES 538-541, AND A 5.222 ACRE TRACT RECORDED IN VOLUME 7101, PAGES 565-569 ALL OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS,



553 EAST RAWSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000
 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

Date: Dec 18, 2013, 11:05am User ID: INCHOLLS
 File: N:\Survey\1313-9390\9390-13-CONVERSHEET.dwg

DECEMBER 12, 2013

JOB No.: 9390-13 SHEET 1 OF 1

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
FOR THE BEST PHOTOGRAPHIC REPRODUCTION
BECAUSE OF ILLEGIBILITY, CARBON OR
PHOTO COPY, DISCOLORED PAPER ETC.

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

DEC 20 2013



Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20130258038 Fees: \$92.00
12/20/2013 2:57PM # Pages 20
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK