

METES AND BOUNDS DESCRIPTION
FOR

A 0.083 of an acre, or 3,625 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 0.083 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 set ½ inch iron rod on the east right-of-way line of Hagner Arc, a variable width right-of-way, the southwest 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, the northwest corner of a tract described in deed to Convent Ventures, L.P. a Texas Limited Partnership recorded in Volume 6965, Page 2005 of said Official Public Records;

THENCE: Along and with the east and north right-of-way line of said Hagner Arc, the west and south line of said Convent Ventures tract, the following bearings and distances:

S 10°57'13" E, a distance of 89.94 feet to a point at the southwest corner of said Convent Ventures tract;

S 80°28'50" E, a distance of 93.20 feet to a found ½ inch iron rod at the west right-of-way line of said Navarro Street, the southeast corner of said Convent Venture tract;

THENCE: S 00°11'52" E, along and with the east and south right-of-way line of Hagner Arc, the west right-of-way line of said Navarro Street, a distance of 1.58 feet to a point;

THENCE: Departing the west right-of-way line of said Navarro Street, along and with the north right-of-way line of Convent Street, a 55.6-foot right-of-way, over and across said Hagner Arc, the following bearings and distnaces:

S 80°19'03" W, a distance of 113.08 feet to a point;

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

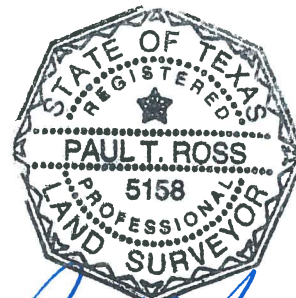
S 89°49'10" W, a distance of 4.44 feet to a point;

Page 1 of 2

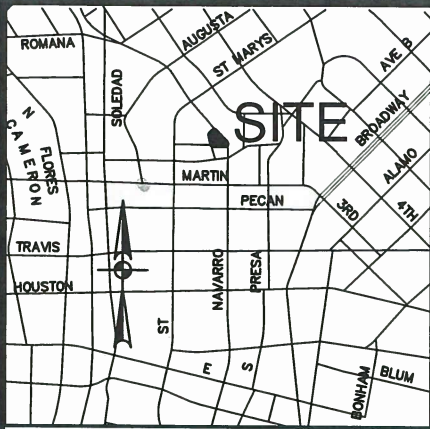
N 00°10'50" E, a distance of 85.20 feet to a point;

THENCE: N 49°20'48" E, a distance of 4.29 feet to the POINT OF BEGINNING, and containing 0.083 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 0.083AC LAW-HAGNER.docx



Paul T. Ross
05 June, 18



LOCATION MAP

NOT-TO-SCALE

LEGEND:

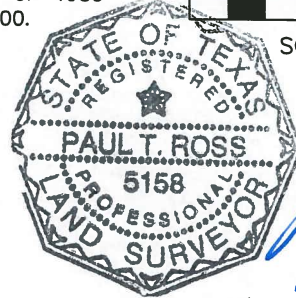
- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

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.



SCALE: 1" = 40'



Paul T. Ross
15 JUNE, 18

SAN ANTONIO RIVER

LINE TABLE		
LINE	BEARING	LENGTH
L1	S10°57'13"E	89.94'
L2	S80°28'50"E	93.20'
L3	S80°19'03"W	113.08'
L4	N00°10'50"W	32.90'
L5	S89°49'10"W	4.44'
L6	N00°10'50"W	85.20'
L7	N49°20'48"E	9.57'

NAVARRO STREET
(55.6' R.O.W.)

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

P.O.B.

LOT A18
NCB 180

CONVENT VENTURES, L.P.
A TEXAS LIMITED PARTNERSHIP
VOL. 6965. PG. 2005 OPR

0.083 ACRES
(3,625 SQ. FT. MORE OR LESS)

FD. 1/2" I.R.

FD. 1/2" I.R.

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

1 RIVERWALK, LLC.
VOL. 18684, PG. 1561 OPR
LOT 6, BLOCK 3
NCB 411
RIVER WALK SUBDIVISION
VOL. 8900, PG. 133 DPR

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

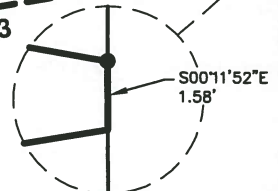
EXHIBIT FOR

A 0.083 OF AN ACRE, OR 3,625 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.



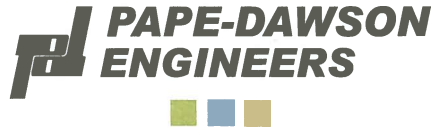
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

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



SHEET 1 OF 1

JOB No.: 9256-17



METES AND BOUNDS DESCRIPTION
FOR

A 0.023 of an acre, or 1,010 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 0.023 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 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: N 80°19'03" E, along and with the north right-of-way line of said Convent Street, the south line of said Lot 6, the south right-of-way line of said Hagner Arc, a distance of 93.85 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: N 80°19'03" E, continuing along and with the north right-of-way line of said Convent Street, the south right-of-way line of said Hagner Arc, a distance of 113.09 feet to a point on the west right-of-way line of Navarro Street, a 55.6-foot right-of-way, the east right-of-way line of said Convent Street, and from which a found ½ inch iron rod at the southeast corner of a tract described in deed to Convent Ventures, L.P. a Texas limited partnership recorded in Volume 6965, Page 2005 of said Official Public Records, bears N00°11'52"W, a distance of 1.58 feet;

THENCE: S 00°11'52" E, along and with the west right-of-way line of Navarro Street, the east right-of-way line of said Convent Street, a distance of 2.65 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

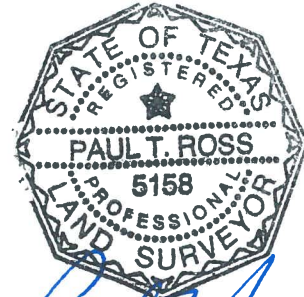
THENCE: Departing the west right-of-way line of Navarro Street, over and across said Convent Street, the following bearings and distances:

S 45°00'00" W, a distance of 14.86 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

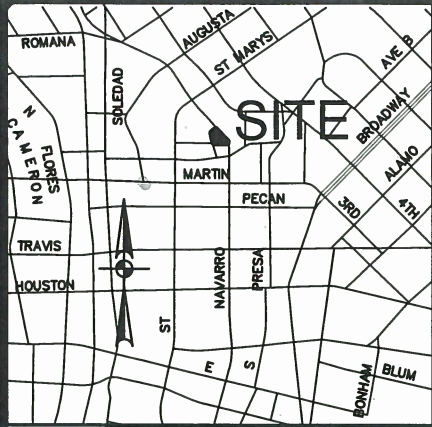
S 82°37'57" W, a distance of 101.79 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

N 00°10'50" E, a distance of 7.19 feet to the POINT OF BEGINNING, and containing 0.023 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 0.023AC LAW-CONVENT.docx



Paul T. Ross
05 JUNE, 18



LOCATION MAP

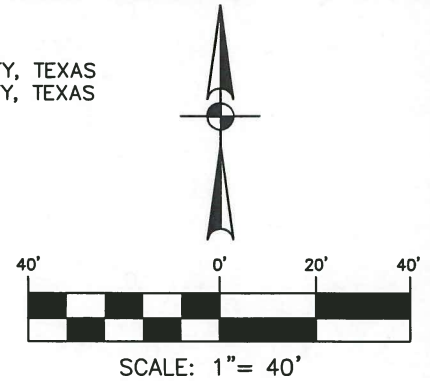
NOT-TO-SCALE

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:

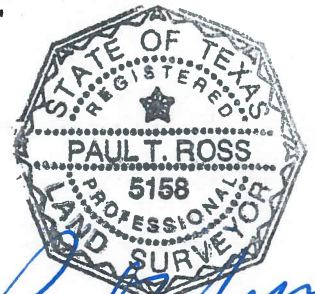
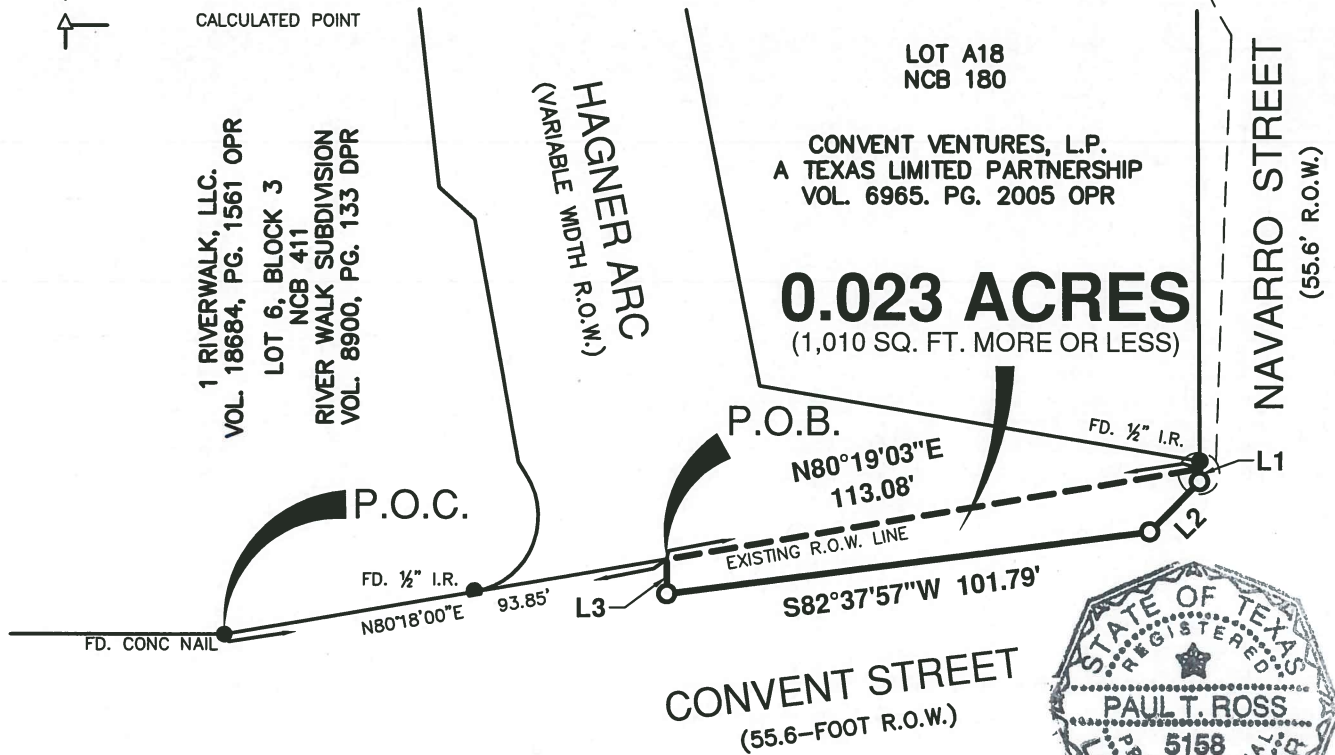
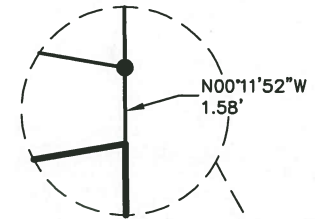
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



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	S00°11'52"E	2.65'
L2	S45°00'00"W	14.86'
L3	N00°10'50"W	7.19'



Paul T. Ross
05 JUNE, 88

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

EXHIBIT FOR

A 0.023 OF AN ACRE, OR 1,010 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.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
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