



METES AND BOUNDS DESCRIPTION  
FOR

A 0.032 of an acre, or 1,386 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 0.032 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 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 206.96 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";

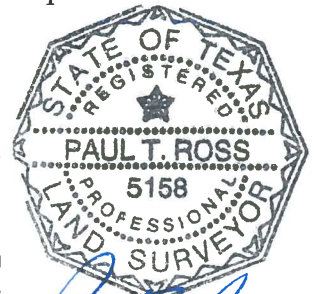
THENCE: Departing the west right-of-way line of Navarro Street, over and across said Convent Street, the following bearings and distances:

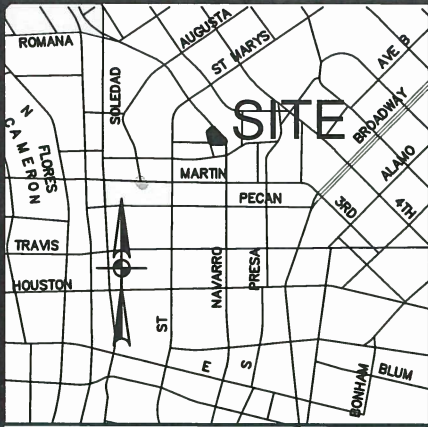
S 45°00'00" W, a distance of 14.86 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

S 82°37'57" W, a distance of 127.27 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

S 85°28'07" W, a distance of 67.51 feet to the POINT OF BEGINNING, and containing 0.032 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: November 14, 2017  
JOB NO. 9256-17  
DOC. ID. N:\Survey17\17-9200\9256-17\Word\9256-17 FN 0.032AC CONVENT.docx





LOCATION MAP

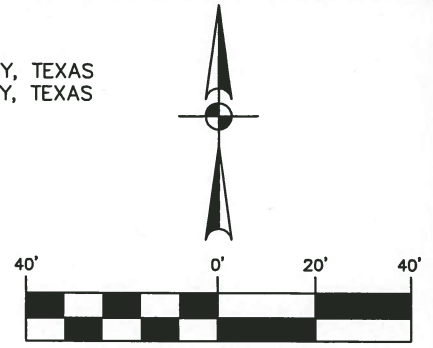
NOT-TO-SCALE

**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.

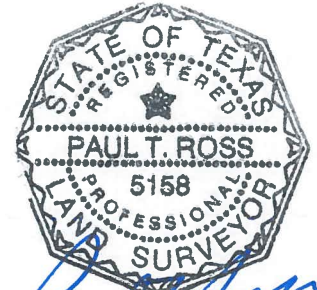
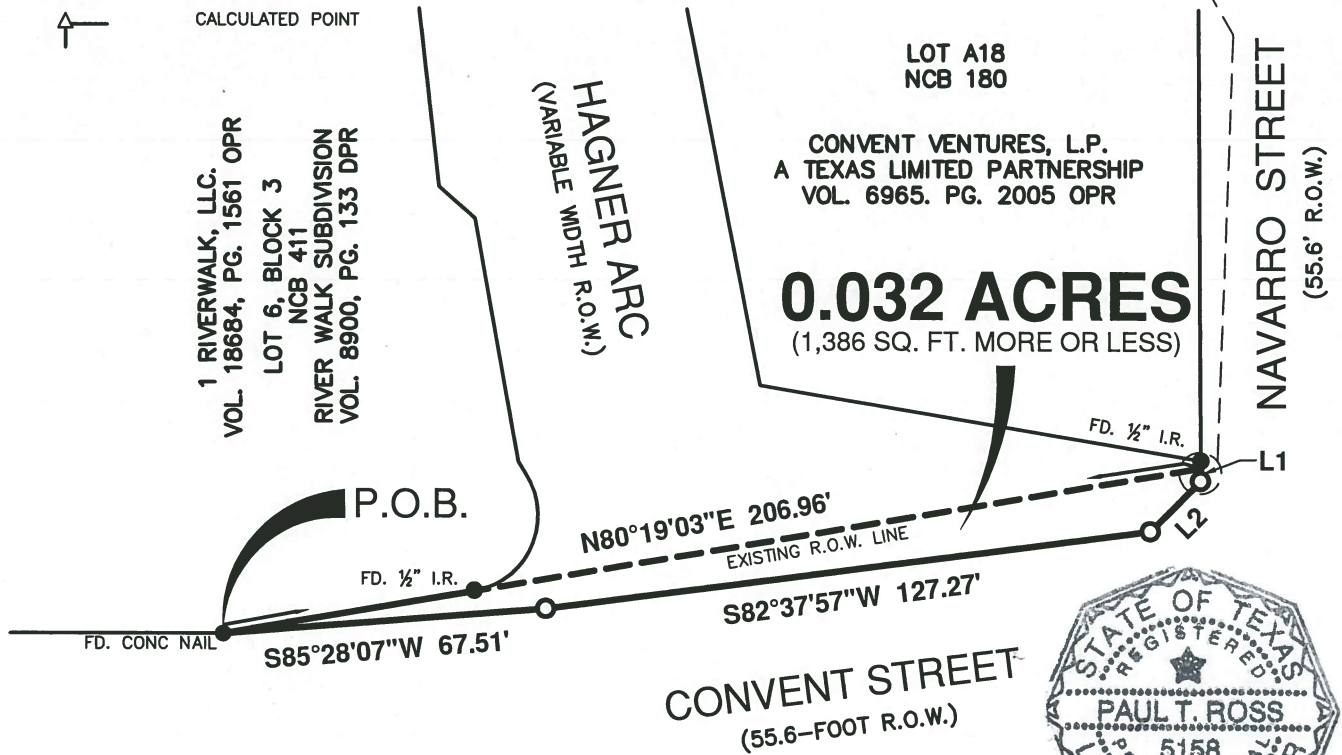
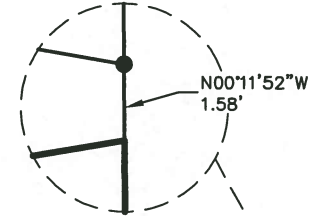


SCALE: 1" = 40'

**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' |



*Paul T. Ross*  
05 June, 18

**EXHIBIT FOR**

A 0.032 OF AN ACRE, OR 1,386 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  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800