



**METES AND BOUNDS DESCRIPTION**

**FOR**

A 0.107 acre, or 4670 square feet more or less, tract of land being out of the right-of-way of Market Street and adjacent to Lot 14, Block 3 of the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12, and Lot 13 Block 3 of the San Antonio Convention Center Hotel subdivision recorded in Volume 9596, Page 36 of the Deed and Plat Records of Bexar County, Texas, also adjacent to New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.107 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 screw at the northwest corner of said Lot 13, at north 13,701,424.85 feet, and east 2,132,459.38 feet of said coordinate system, for the northeast corner of the herein described tract;

**THENCE:** S 15°00'28" W, with a northwest line of said Lot 13, a distance of 59.40 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson" at a north corner of said Lot 14 for the south corner of the herein described tract;

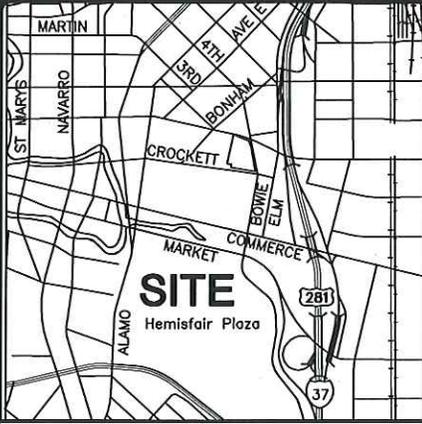
**THENCE:** N 75°00'34" W, departing the line of said Lot 13, with a northeast line of said Lot 14, a distance of 78.62 feet to a found brass nail marked "Pape Dawson" at the east corner of a 1.484 acre tract described in deed as Landbank Tract 1 to Hemisfair Park Public Facilities Corporation recorded in Volume 16485, Pages 42-49 of the Official Public Records of Real Property of Bexar County, Texas and a south corner of a 0.656 acre tract previously surveyed, for the west corner of the herein described tract;

**THENCE:** N 15°01'04" E, departing the line of said Lot 14, with the southeast line of said 0.656 acre tract, over and across said Market Street right-of-way, a distance of 59.40 feet to a brass nail marked "Pape Dawson" at the east corner of said 0.656 acre tract, for the north corner of the herein described tract;

**THENCE:** S 75°00'34" E, continuing over and across said Market Street right-of-way, a distance of 78.61 feet to the POINT OF BEGINNING, and containing 0.107 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 7646-50 by Pape-Dawson Engineers, Inc.

**PREPARED BY:** Pape-Dawson Engineers, Inc.  
**DATE:** October 20, 2016  
**JOB NO.** 7646-50  
**DOC. ID.** N:\CIVIL\7645-50\Word\EX 7645-50 NE 0.107AC.docx





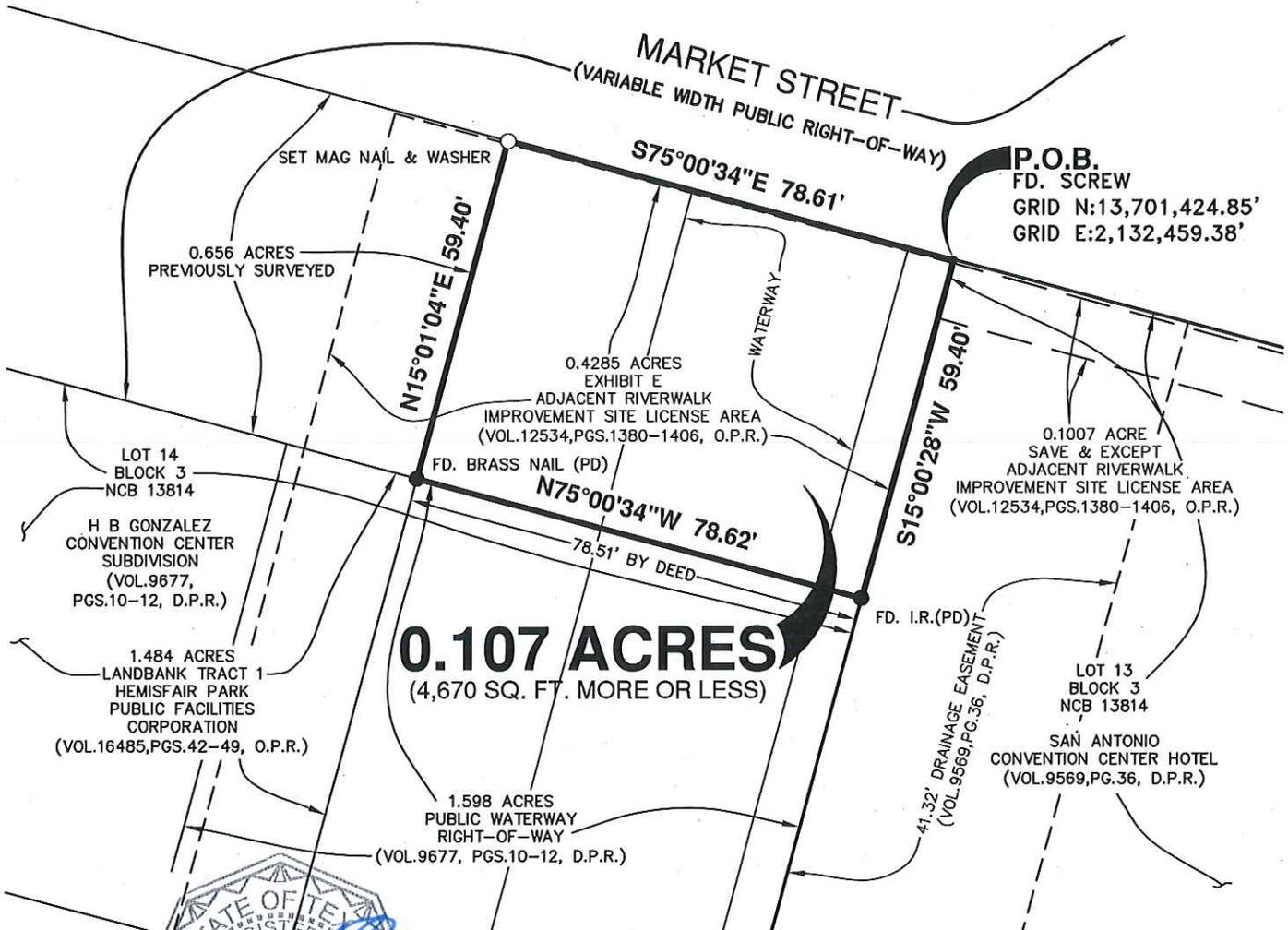
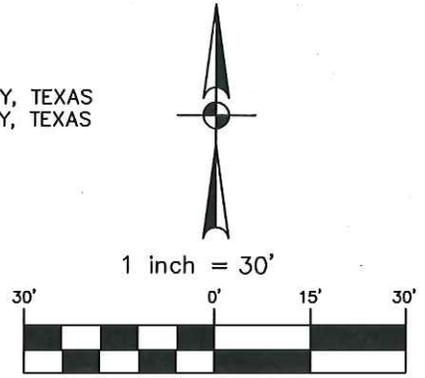
**LOCATION MAP**  
NOT-TO-SCALE

**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

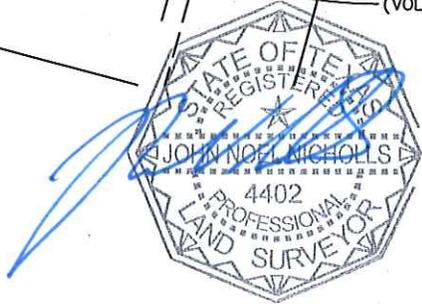
**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A 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.



**0.107 ACRES**  
(4,670 SQ. FT. MORE OR LESS)

**P.O.B.**  
FD. SCREW  
GRID N:13,701,424.85'  
GRID E:2,132,459.38'



**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

EXHIBIT OF A

A 0.107 ACRE, OR 4670 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THE RIGHT-OF-WAY OF MARKET STREET AND ADJACENT TO LOT 14, BLOCK 3 OF THE H B GONZALEZ CONVENTION CENTER SUBDIVISION RECORDED IN VOLUME 9677, PAGES 10-12, AND LOT 13 BLOCK 3 OF THE SAN ANTONIO CONVENTION CENTER HOTEL SUBDIVISION RECORDED IN VOLUME 9596, PAGE 36 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALSO ADJACENT TO NEW CITY BLOCK 13814 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Date: Oct. 20, 2016, 7:52am User ID: dlorrance File: N:\CIVIL\7645-50\EX7645-50 Northeast 0.107 Ac.dwg