



**Z-2020-10700169**

**DESCRIPTION FOR  
A 0.7101 ACRE TRACT**

A **0.7101 acre** tract of land out of the San Antonio Town Tract Survey, Abstract No. 20, Bexar County, Texas, said 0.7101 acre tract land being out of the Army Terrace Subdivision, containing Lots 1, 2, 3 and the west portion of a triangle tract, Block 2, New City Block 3594, in the city of San Antonio, Bexar County, Texas, recorded in Volume 105, Page 194, Deed and Plat Records of Bexar County, Texas (D.P.R.) conveyed to Summer Classics II, LLC, recorded in Volume 12589, Page 1769 Official Public Records of Bexar County, Texas (O.P.R.) (R1), said 0.7101 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a set PK-nail with a washer stamped "KFW SURVEYING", at a found "X" in concrete for the northwest corner of this tract, the southwest corner of a 10' street dedication, part of Lot 23, Block 2, N.C.B. 3594, The Courtyard at Brackenridge Park Subdivision, recorded in Volume 9564, Page 52, D.P.R., on the eastern right-of-way of Broadway Street (100' wide public right-of-way);

**THENCE, S81° 00' 07"E**, along a northern boundary of this tract, the southern boundary of said 10' street dedication and the southern boundary of said Lot 23, passing at a distance of 9.70 feet, a found PK-nail, for the southeast corner of said 10' street dedication, the southwest corner of said lot 23, and continuing for a total distance of **123.92 feet** (S79° 31' 56"E, 123.92 feet, R1) to a set PK-nail with a washer stamped "KFW SURVEYING", for the northeast corner of this tract, the northwest corner of a 0.352 acre tract of land conveyed to Dustin Titzman and Michele Leann Titzman, recorded in Document No. 20180150743 O.P.R.;

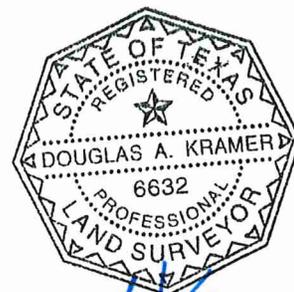
**THENCE, S00° 24' 15"E**, along the eastern boundary of this tract, the western boundary of said 0.352 acre tract, a distance of **186.74 feet** (S00° 01' 00"E, 186.74 feet, R1) to a set iron rod with a plastic cap stamped "KFW SURVEYING" (SET KFW), for southeast corner of this tract, the southwest corner of said 0.352 acre tract, on the northern right-of-way line of Post Avenue (50' wide public right-of-way);

**THENCE, S89° 36' 04"W**, along a southern boundary of this tract, the northern right-of-way of Post Avenue, a distance of **188.60 feet** (N89° 16' 20"W, 188.60 feet, R1) to a "SET KFW", for the southwest corner of this tract, at the intersection of the northern right-of-way of Post Avenue with the eastern right-of-way of Broadway Street;

**THENCE, N17° 22' 10"E**, along the western boundary of this tract, the eastern right-of-way of said Broadway Street, a distance of **217.34 feet** (N17° 51' 47"E, 217.34 feet, R1) to the **POINT OF BEGINNING**.

**CONTAINING: 0.7101 acres**, Bexar County, Texas, and being described in accordance with a boundary exhibit prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane Central Zone.

Job No.: 20-014  
Prepared by: KFW Surveying  
Date: February 13, 2020  
File: S:\Draw 2020\20-014 2600 Broadway St\DOCS



*Douglas A. Kramer*  
2-14-2020