



METES AND BOUNDS DESCRIPTION
FOR
PEDESTRIAN EASEMENTS

A 0.050 of an acre, or 2,164 square feet more or less, easement tract being on Lot 15, New City Block 139, National Bank Subdivision recorded in Volume 9517, Page 34 of the Deed and Plat Records of Bexar County, Texas. Said 0.050 acre tract being more fully described in two (2) parts 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;

Part 1- 0.039 of an acre

BEGINNING: At a found "X" in concrete at the intersection of the south right-of-way line of Pecan Street, a variable width right-of-way, with the east right-of-way line of Soledad Street, a 60-foot right-of-way, being the northwest corner of said Lot 15, and the northwest corner of the herein described tract;

THENCE: Along and with the south right-of-way line of said Pecan Street, the north line of said Lot 15, the following bearings and distances:

N 87°00'39" E, a distance of 141.32 feet to a found "X" in concrete;

S 03°21'11" E, a distance of 5.04 feet to a found "X" in concrete;

N 87°00'39" E, a distance of 8.32 feet to a point;

THENCE: Departing the south right-of-way line of said Pecan Street, over and across said Lot 15, the following bearings and distances:

S 32°49'01" W, a distance of 10.47 feet to a point;

S 87°00'39" W, a distance of 28.72 feet to a point;

S 41°56'59" W, a distance of 6.99 feet to a point;

S 87°00'39" W, a distance of 38.75 feet to a point;

N 44°55'12" W, a distance of 16.77 feet to a point;

S 87°00'39" W, a distance of 59.93 feet to a point in the east right-of-way line of said Soledad Street, the west line of said Lot 15;

THENCE: N 03°04'37" W, along and with the east right-of-way line of said Soledad Street, the west line of said Lot 15, a distance of 6.00 feet to the POINT OF BEGINNING, and containing 0.038 acres in the City of San Antonio, Bexar County, Texas.

Part 2- 0.011 of an acre

BEGINNING: At a point on the east right-of-way line of said Soledad Street, the west line of said Lot 15, and from which a found "X" in concrete at the intersection of the south right-of-way line of Pecan Street, a variable width right-of-way, with the east right-of-way line of Soledad Street, a 60-foot right-of-way, bears N 03°04'37" W, a distance of 58.37 feet;

THENCE: Departing the east right-of-way line of said Soledad Street, over and across said Lot 15, the following bearings and distnaces:

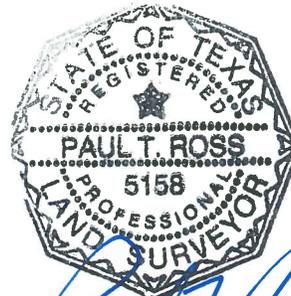
S 41°46'21" E, a distance of 12.66 feet to a point;

S 03°04'37" E, a distance of 45.96 feet to a point;

S 22°16'30" W, a distance of 18.48 feet to a point in the east right-of-way line of said Soledad Street, the west line of said Lot 15;

THENCE: N 03°04'37" W, along and with the east right-of-way line of said Soledad Street, the west line of said Lot 15, a distance of 6.00 feet to the POINT OF BEGINNING, and containing 0.011 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 6310-10 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 9, 2017
JOB NO. 6310-10
DOC. ID. N:\CIVIL\6310-10\Word\6310-10 FN.docx



Paul T. Ross
10 Oct. 17



LEGEND:
 DR DEED RECORDS OF BEXAR COUNTY, TEXAS
 DPR 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.

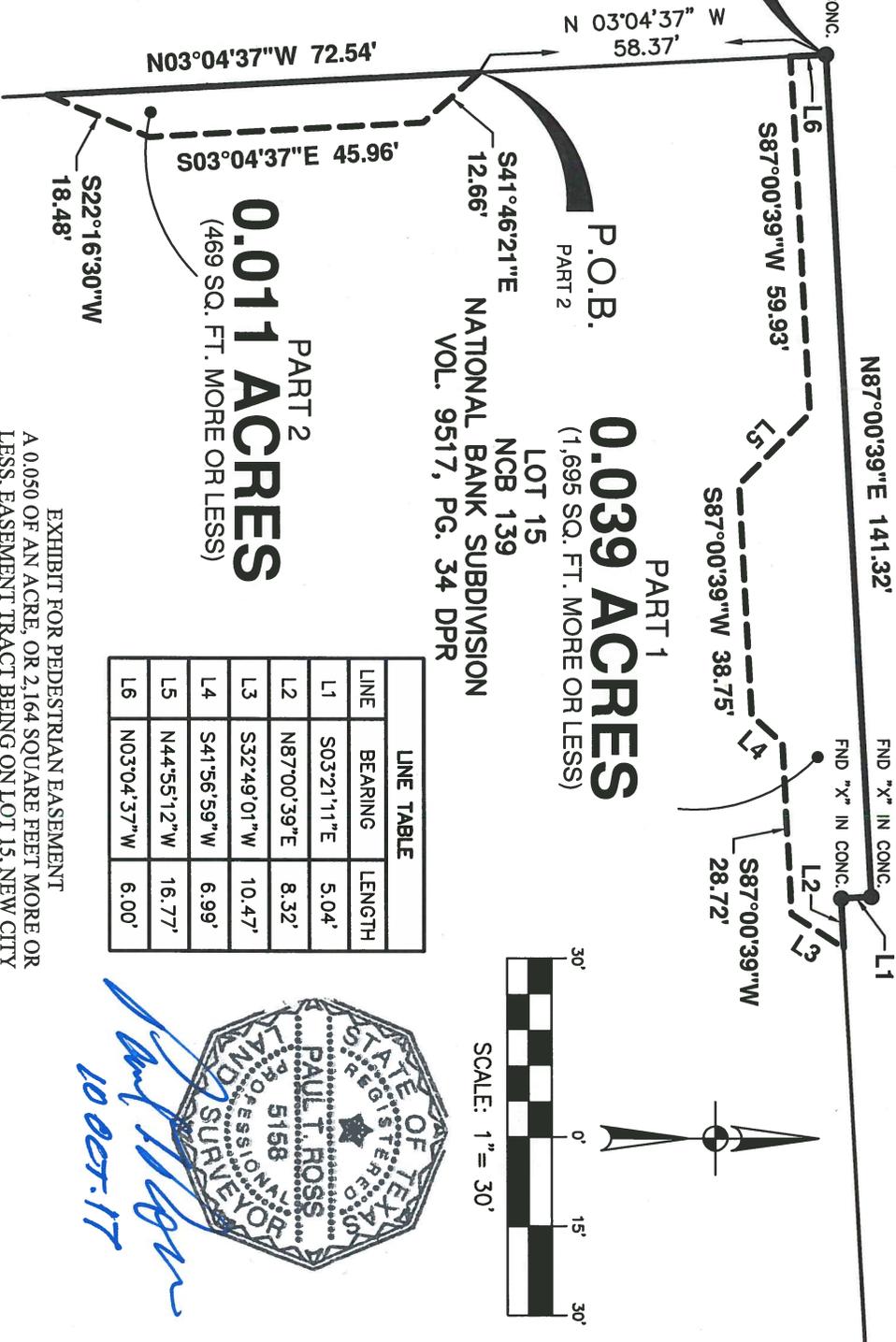
PECAN STREET
 (VARIABLE WIDTH R.O.W.)

LOCATION MAP FND "X" IN CONC.

NOT-TO-SCALE

P.O.B. PART 1

SOLEDAD STREET
 (60' R.O.W.)



P.O.B. PART 1
 0.039 ACRES
 (1,695 SQ. FT. MORE OR LESS)
 LOT 15
 NCB 139
 NATIONAL BANK SUBDIVISION
 VOL. 9517, PG. 34 DPR

P.O.B. PART 2
 0.011 ACRES
 (469 SQ. FT. MORE OR LESS)

LINE	BEARING	LENGTH
L1	S03°21'11"E	5.04'
L2	N87°00'39"E	8.32'
L3	S32°49'01"W	10.47'
L4	S41°56'59"W	6.99'
L5	N44°55'12"W	16.77'
L6	N03°04'37"W	6.00'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TYPE FIRM REGISTRATION #470 | TEMPLS FIRM REGISTRATION #10029800

EXHIBIT FOR PEDESTRIAN EASEMENT
 A 0.050 OF AN ACRE, OR 2,164 SQUARE FEET MORE OR LESS, EASEMENT TRACT BEING ON LOT 15, NEW CITY BLOCK 139, NATIONAL BANK SUBDIVISION RECORDED IN VOLUME 9517, PAGE 34 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SHEET 1 OF 1
 JOB No.: 6310-10