



METES AND BOUNDS DESCRIPTION
FOR

A 0.060 acre, or 2,595 square feet more or less, tract of land out of that 3.360 acre Tract 2 as described as to the Hemisfair Park Public Facilities Corporation recorded in Volume 16485, Pages 50-60 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block 13814 of the City of San Antonio, Bexar County, Texas. Said 0.060 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 brass nail marked "Pape Dawson" on the southeast right-of-way line of South Alamo Street, a variable width public right-of-way, and the west corner of a 0.0875 acre right-of-way dedication of said H B Gonzalez Convention Center Subdivision and a west corner of said 3.360 acre tract;

THENCE: S 74°58'56" E, departing said southeast right-of-way line of said South Alamo Street, with the southeast line of said 0.0875 acre dedication, at a distance of 7.72 feet passing the south corner of said 0.0875 acre dedication, and continuing over and across said 3.360 acre tract with a line of said Lot 14, a distance of 32.25 feet for a total distance of 39.97 feet to an angle of said Lot 14;

THENCE: S 15°01'04" W, continuing over and across said 3.360 acre tract with a line of said Lot 14, a distance of 13.37 feet to a brass nail marked "Pape Dawson", an angle of said Lot 14;

THENCE: S 74°58'56" E, continuing over and across said 3.360 acre Tract 2 with a line of said Lot 14, passing at a distance of 166.18 feet a line of said 3.360 acre Tract 2 and a line of a 8.926 acre Tract 1 described in deed to the City of San Antonio recorded in Volume 16485, Pages 22-41 of the Official Public Records of Real Property of Bexar County, Texas, and continuing with the line of said Lot 14, over and across said 8.926 acre Tract 1 for a total distance of 191.11 feet to an angle of said Lot 14;

THENCE: S 15°01'04" W, continuing over and across said 8.926 acre Tract 1, with the line of said Lot 14, passing at a distance of 47.67 feet the line of said 3.360 acre Tract 2 and the line of said 8.926 acre Tract 1, and continuing over and across said 3.360 acre Tract 2 with the line of said Lot 14, for a total distance of 208.84 feet to an angle of said Lot 14;

THENCE: S 74°58'56" E, continuing over and across said 3.360 acre Tract 2, with the line of said Lot 14, a distance of 64.54 feet to a point;

THENCE: S 15°01'04" W, departing the line of said Lot 14, over and across said 3.360 acre Tract 2, a distance of 1.72 feet to a building corner being, both a reentrant corner of said 3.360 acre Tract 2 and a corner of said 8.926 acre Tract and the POINT OF BEGINNING of the herein described tract, at North 13,700,809.21 feet and East 2,131,824.96 feet of said coordinate system;

THENCE: S 68°56'55" E, departing the line of said 3.360 acre Tract 2 and 8.926 acre Tract 1, with the face of a building over and across said 3.360 acre Tract 2, a distance of 16.11 feet to a building corner and a corner of said 3.360 acre Tract 2 and said 8.926 acre Tract 1;

THENCE: With the lines of said 3.360 acre Tract 2 and said 8.926 acre Tract 1, and with the face of said building, the following bearings and distances:

S 21°03'05" W, a distance of 23.00 feet to a building corner;

S 69°30'46" E, a distance of 8.49 feet to a building corner;

N 21°03'05" E, a distance of 6.00 feet to a building corner;

S 69°29'57" E, a distance of 17.23 feet to a building corner;

S 19°55'18" W, a distance of 6.01 feet to a building corner;

S 66°38'21" E, a distance of 1.24 feet to a building corner;

S 24°15'55" E, a distance of 5.73 feet to a building corner;

S 18°56'44" W, a distance of 1.90 feet to a building corner;

S 44°51'01" E, a distance of 0.40 feet to a building corner;

S 20°46'01" W, a distance of 5.08 feet to a building corner;

N 79°00'42" W, a distance of 0.51 feet to a building corner;

S 20°22'28" W, a distance of 1.86 feet to a building corner;

S 64°56'34" W, a distance of 6.42 feet to a building corner;

N 66°38'21" W, a distance of 0.70 feet to a building corner;

S 20°30'36" W, a distance of 34.36 feet to a building corner;

N 74°33'03" W, a distance of 1.71 feet to a building corner;

S 22°24'23" W, a distance of 1.32 feet to a building corner;

S 65°04'44" W, a distance of 6.15 feet to a building corner;

N 69°10'07" W, a distance of 7.54 feet to a building corner;

N 24°26'39" W, a distance of 6.14 feet to a building corner;

0.060 Acres – Hemisfair Park
Job No.: 7645-50

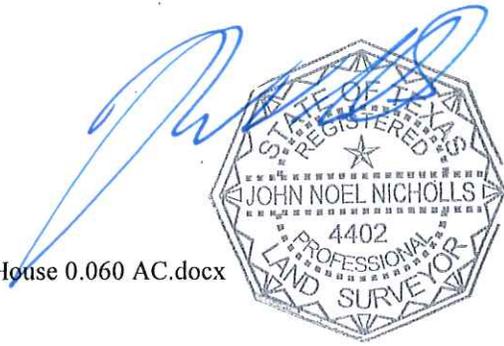
N 18°07'02" E, a distance of 1.53 feet to a building corner;
N 69°24'17" W, a distance of 3.20 feet to a building corner;
N 20°35'43" E, a distance of 1.50 feet to a building corner;
N 70°09'12" W, a distance of 8.11 feet to a building corner;
S 20°35'43" W, a distance of 1.44 feet to a building corner;
N 69°02'26" W, a distance of 3.52 feet to a building corner;
N 20°39'08" E, a distance of 12.84 feet to a building corner;

Along a non-tangent curve to the right, said curve having a radial bearing of N 19°38'16" E, a radius of 5.75 feet, a central angle of 94°27'13", a chord bearing and distance of N 23°08'08" W, 8.43 feet, for an arc length of 9.47 feet to a building corner;

N 20°20'13" E, a distance of 5.36 feet to a building corner;
N 69°29'14" W, a distance of 1.85 feet to a building corner;
N 18°01'55" E, a distance of 2.03 feet to a building corner;
S 70°08'42" E, a distance of 1.90 feet to a building corner;
N 19°51'18" E, a distance of 7.94 feet to a building corner;
N 68°12'56" W, a distance of 2.46 feet to a building corner;

N 19°51'18" E, a distance of 40.88 feet to the POINT OF BEGINNING, and containing 0.060 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 7645-50 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 21, 2016
JOB NO. 7645-50
DOC. ID. N:\CIVIL\7645-50\Word\EX 7645-50 House 0.060 AC.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.



1 inch = 100'

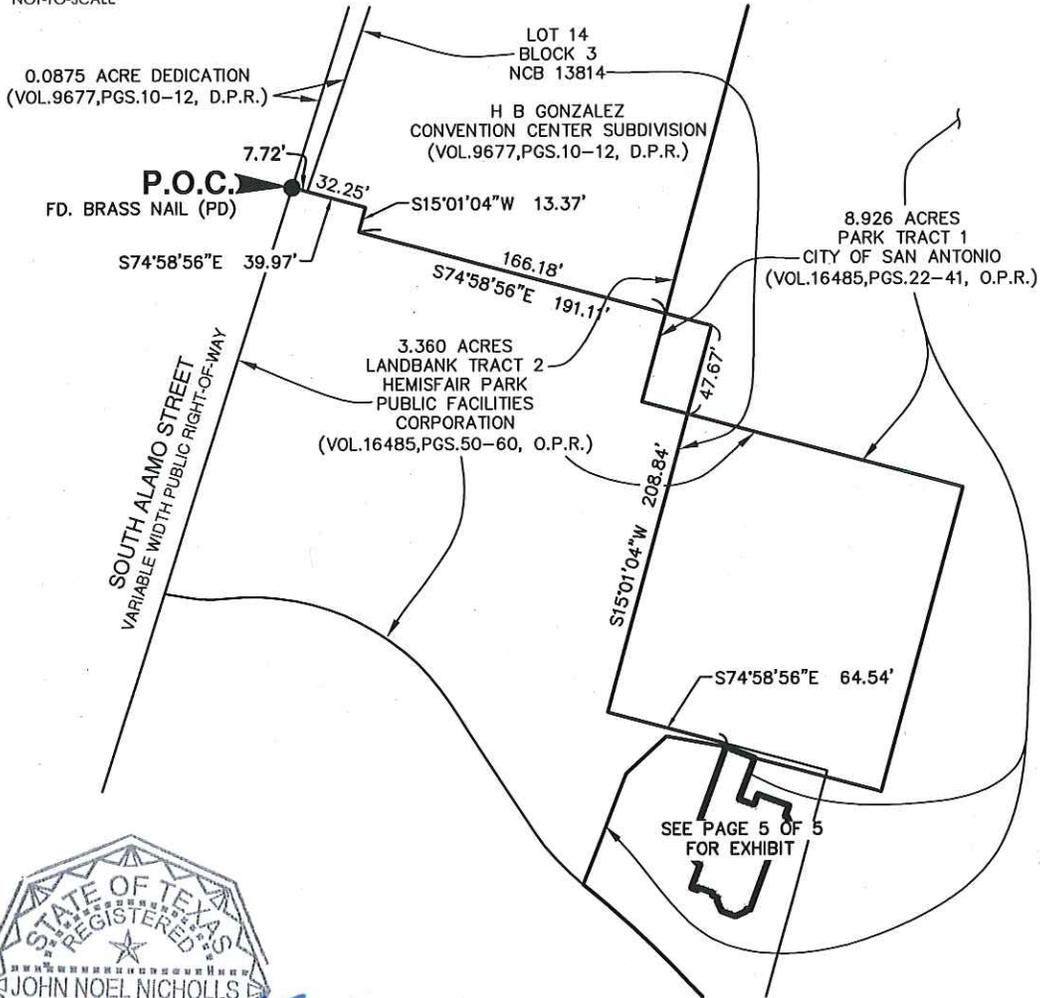
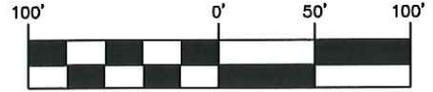


EXHIBIT OF A

A 0.060 ACRE, OR 2,595 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THAT 3.360 ACRE TRACT 2 AS DESCRIBED AS TO THE HEMISFAIR PARK PUBLIC FACILITIES CORPORATION RECORDED IN VOLUME 16485, PAGES 50-60 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 13814 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



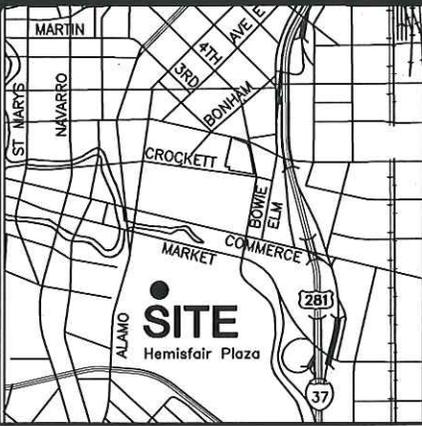
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October 21, 2016

JOB No.:

PAGE 4 OF 5

7645-50



LOCATION MAP

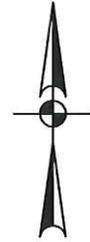
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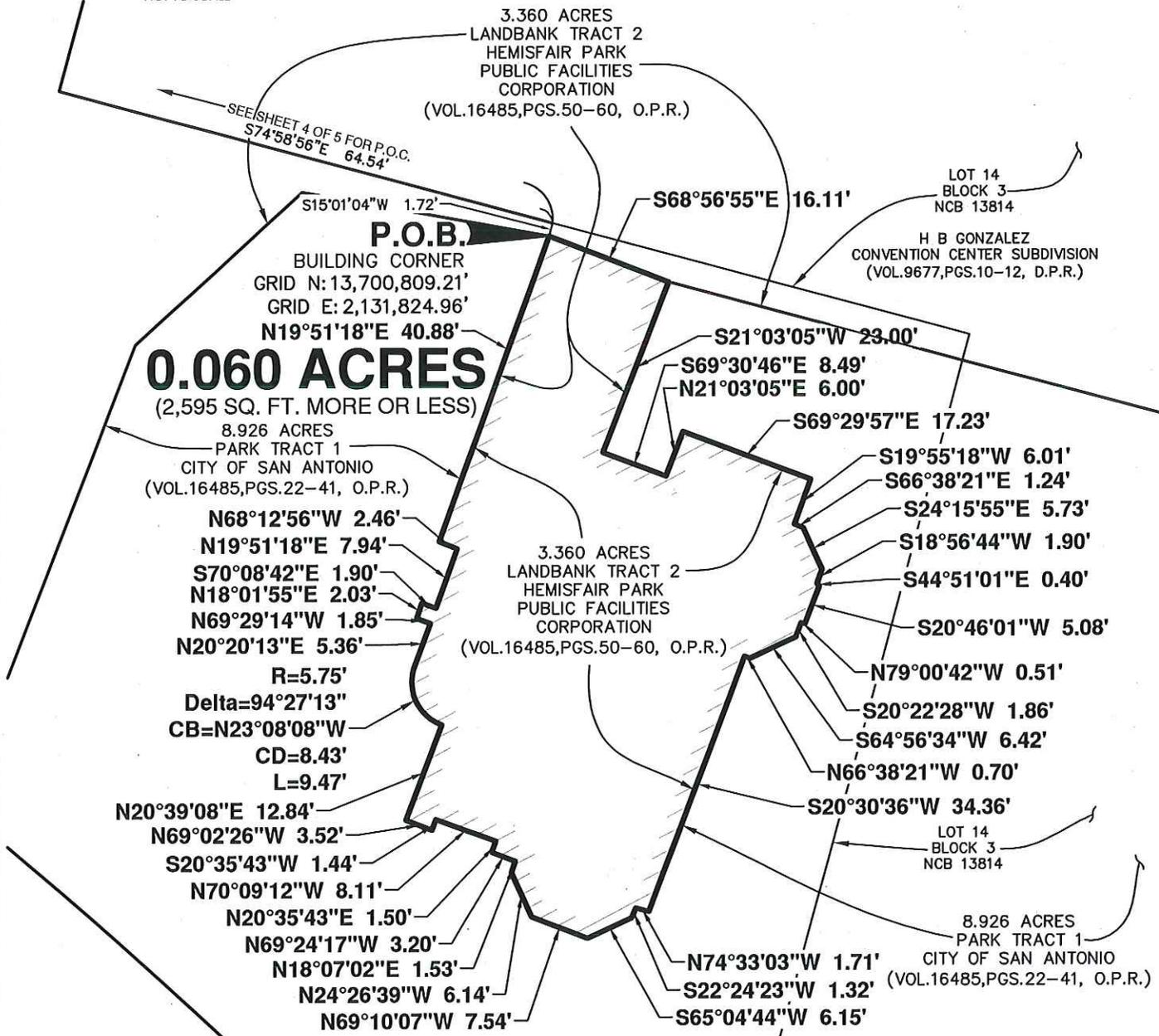
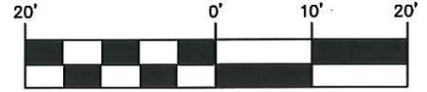
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1 inch = 20'



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