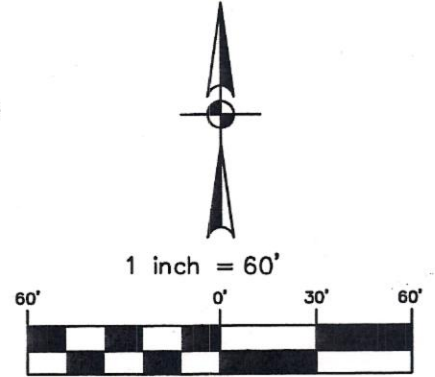


**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- PD PAPE-DAWSON

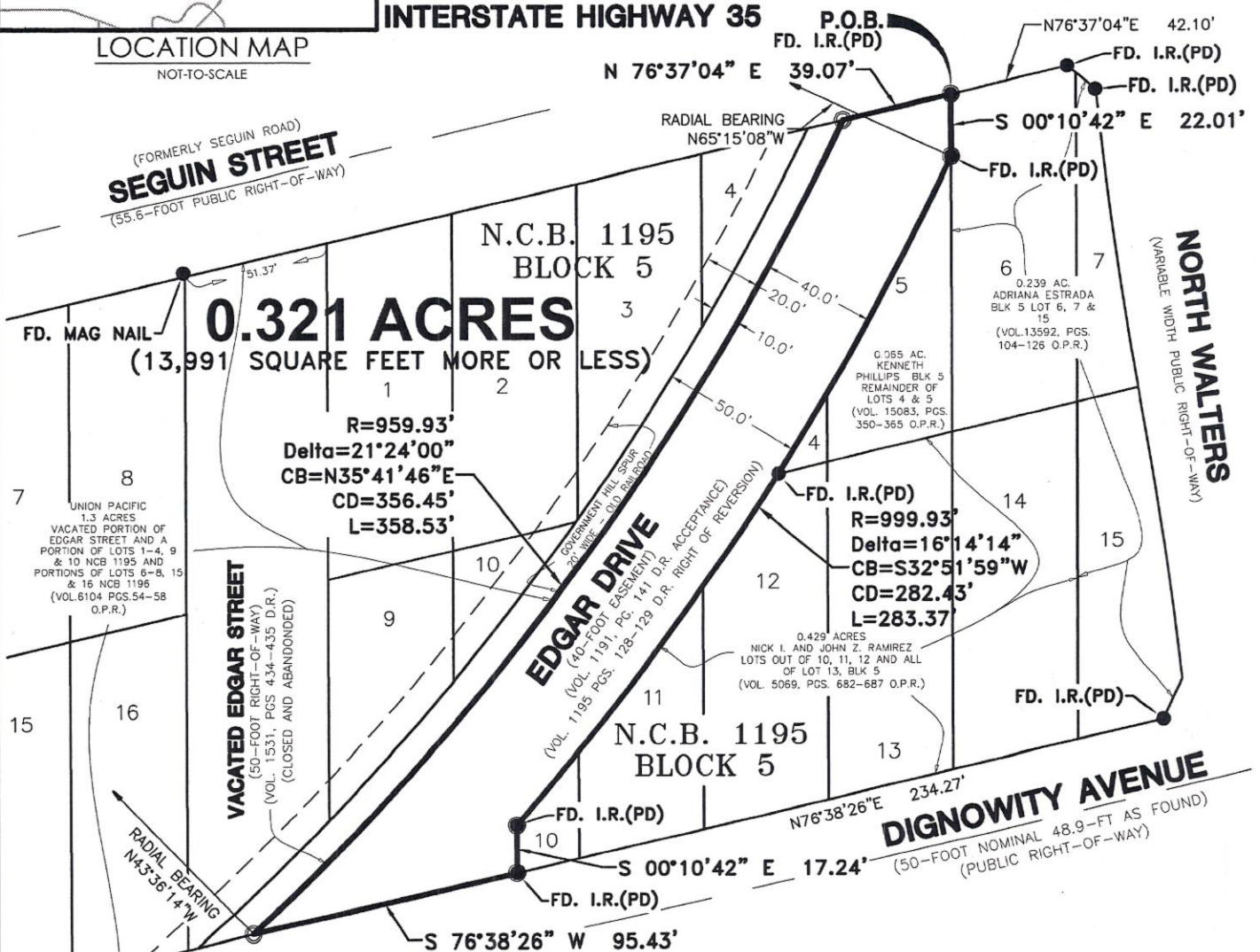
**NOTES:**

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.



**LOCATION MAP**  
NOT-TO-SCALE

**INTERSTATE HIGHWAY 35**



(FORMERLY SEGUIN ROAD)  
**SEGUIN STREET**  
(55.6-FOOT PUBLIC RIGHT-OF-WAY)

**0.321 ACRES**  
(13,991 SQUARE FEET MORE OR LESS)

R=959.93'  
Delta=21°24'00"  
CB=N35°41'46"E  
CD=356.45'  
L=358.53'

R=999.93'  
Delta=16°14'14"  
CB=S32°51'59"W  
CD=282.43'  
L=283.37'



**PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-00

**EXHIBIT FOR**

A 0.321 ACRE, OR 13991 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING THAT SAME TRACT DESCRIBED IN DEED TO THE CITY OF SAN ANTONIO AND RECORDED IN VOLUME 1195, PAGES 128-129 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING EDGAR DRIVE, A 40-FOOT RIGHT-OF-WAY SITUATED BETWEEN SEGUIN STREET, A 55.6-FOOT PUBLIC RIGHT-OF-WAY AND DIGNOWITY AVENUE, A 50-FOOT PUBLIC RIGHT-OF-WAY, NEW CITY BLOCK 1195, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Date: Aug. 28, 2014, 1:13pm User ID: DTorrence  
File: N:\CIVIL\8513-00\EX8513-00 Edgar Drive.dwg

AUGUST 28, 2014

JOB No.:

8513-00

SHEET 1 OF 1



FIELD NOTES  
FOR

A 0.321 acre, or 13991 square feet more or less, tract of land being that same tract described in deed to The City of San Antonio and recorded in Volume 1195, Pages 128-129 of the Deed Records of Bexar County, Texas, said tract being Edgar Drive, a 40-foot right-of-way situated between Seguin Street, a 55.6-foot public right-of-way and Dignowity Avenue, a 50-foot public right-of-way, New City Block 1195, in the City of San Antonio, Bexar County, Texas. Said 0.321 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 ½" iron rod with cap marked "Pape-Dawson" on the south right-of-way line of said Seguin Street at the intersection with the east right-of-way line of said Edgar Drive, at the northwest corner of Lot 6, Block 5 of said New City Block, from which a found ½" iron rod with cap marked "Pape-Dawson" at cutback to North Walters, a variable width public right-of-way, bears N 76°37'04" E, a distance of 42.10 feet;

**THENCE:** S 00°10'42" E, departing said south right-of-way line of said Seguin Street with said east right-of-way line of said Edgar Drive, a distance of 22.01 feet to a found ½" iron rod with cap marked "Pape-Dawson", a point on the west line of said Lot 6 and the west line of Lot 5 of said Block 5, the east right-of-way line of said Edgar Drive;

**THENCE:** Continuing with the east right-of-way line of said Edgar Drive, departing the east line of said Lot 5 and the west line of said Lot 6, over and across Lots 5, 4, 12, 11, and 10 of said Block 5, along a non-tangent curve to the right, said curve having a radial bearing of N 65°15'08" W, a radius of 999.93 feet, a central angle of 16°14'14", a chord bearing and distance of S 32°51'59" W, 282.43 feet, for an arc length of 283.37 feet to a found ½" iron rod with cap marked "Pape-Dawson";

**THENCE:** S 00°10'42" E, continuing with the east right-of-way line of said Edgar Drive and over and across said Lot 10, a distance of 17.24 feet to a found ½" iron rod with cap marked "Pape-Dawson" on the north right-of-way line of said Dignowity Avenue, for the southeast corner of the herein described tract, from which a found ½" iron rod with cap marked "Pape-Dawson" at the cutback to North Walters, a variable width right-of-way, bears N 76°38'26" E, a distance of 234.27 feet,

Edgar Street  
0.321 Acres  
Job No.: 9513-00

- THENCE: S 76°38'26" W, departing the east right-of-way line of said Edgar Drive, with the north right-of-way line of said Dignowity Avenue, a distance of 95.43 feet to a point at the southeast corner of a 3.1 acre tract described in deed to Union Pacific and recorded in Volume 6104, Pages 54-58 of the Official Public Records of Real Property of Bexar County, Texas, also being a point on the east line of Government Hill Spur, a 20-foot wide railroad spur easement, for a point of non-tangent curvature and the southwest corner of the herein described tract;
- THENCE: Departing the north right-of-way line of said Dignowity Avenue, with the west right-of-way line of said Edgar Drive and the east line of said 3.1 acre tract and said railroad easement, along a non-tangent curve to the left, said curve having a radial bearing of N 43°36'14" W, a radius of 959.93 feet, a central angle of 21°24'00", a chord bearing and distance of N 35°41'46" E, 356.45 feet, for an arc length of 358.53 feet to a point for the northwest corner of the herein described tract on the aforementioned south right-of-way line of said Seguin Street;
- THENCE: N 76°37'04" E, departing the west right-of-way line of said Edgar Drive, with the south right-of-way line of said Seguin Street, a distance of 39.07 feet to the POINT OF BEGINNING, and containing 0.321 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 9150-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 28, 2014  
JOB NO. 8413-00  
DOC. ID. N:\CIVIL\8513-00\Word\FN8513-00.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00

