



METES & BOUNDS DESCRIPTION  
FOR THE NEWELL AVENUE TRACT 1

- (1) A 0.007 acre, or 314 square feet more or less, tract of land out of that 0.0657 acre Parcel 2 tract described in lis pendens recorded in Volume 3405, Pages 1420-1423, and out of Lots 7, 8 and 9 of New City Block 6326 of the City of San Antonio, Bexar County, Texas. Said 0.007 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;
- (2) COMMENCING at the southeast corner of said 0.0657 acre tract, being the current intersection of the south right-of-way line of Newell Avenue, a 55-foot public right-of-way, and Avenue A, a 55.6-foot public right-of-way as established in the Texas Department of Transportation right-of-way map for Interstate Highway 35 in 1985, and the northeast corner of that 2.122 acre tract described in deed to Broadway SA Investors GP, LLC recorded in Volume 14203, Pages 1918-1924 of the Official Public Records of Real Property of Bexar County, Texas and at North 13,708,007.36, and East 2,133,985.22 feet of said coordinate system;
- (3) THENCE: N 77°33'55" E, with a south line of said 0.0657 acre tract, and north line of said 2.122 acre tract, a distance of 210.02 feet to a set ½" iron rod with cap marked "Pape-Dawson" at an angle of said 0.0657 acre tract and said 2.122 acre tract;
- (4) N 86°13'06" W, a distance of 0.40 feet to the POINT OF BEGINNING and east corner of the herein described tract;
- (5) THENCE: With said 2.122 acre tract the following bearings and distances:  
N 86°13'06" W, a distance of 29.97 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- (6) N 77°28'19" W, a distance of 23.97 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";
- (7) N 73°14'59" W, a distance of 59.72 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" at the west corner of the herein described tract from which a set ½" iron rod with cap marked "Pape-Dawson" at an angle of said 0.0657 acre and 2.122 acre tracts bears N 73°14'59" W, a distance of 0.48 feet;
- (8) THENCE: S 77°33'12" E, over and across said 0.0657 acre tract a distance of 113.16 feet to the POINT OF BEGINNING, and containing 0.007 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 9222-14 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: August 15, 2016  
JOB NO. 9222-14, 9215-16  
DOC. ID. N:\Survey14\14-9200\9222-14\Word\9222-14-2016 Newell Tract-1.docx

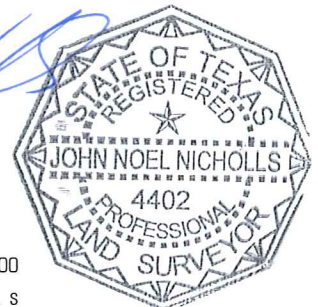
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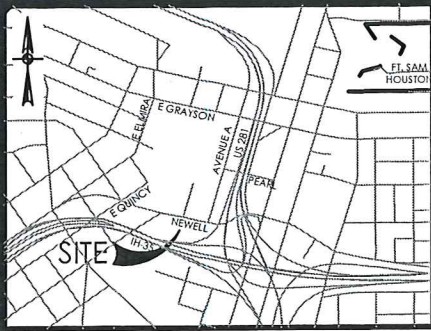
TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

San Antonio | Austin | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com





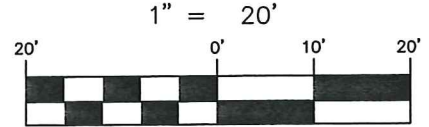
**LOCATION MAP**  
NOT-TO-SCALE

**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

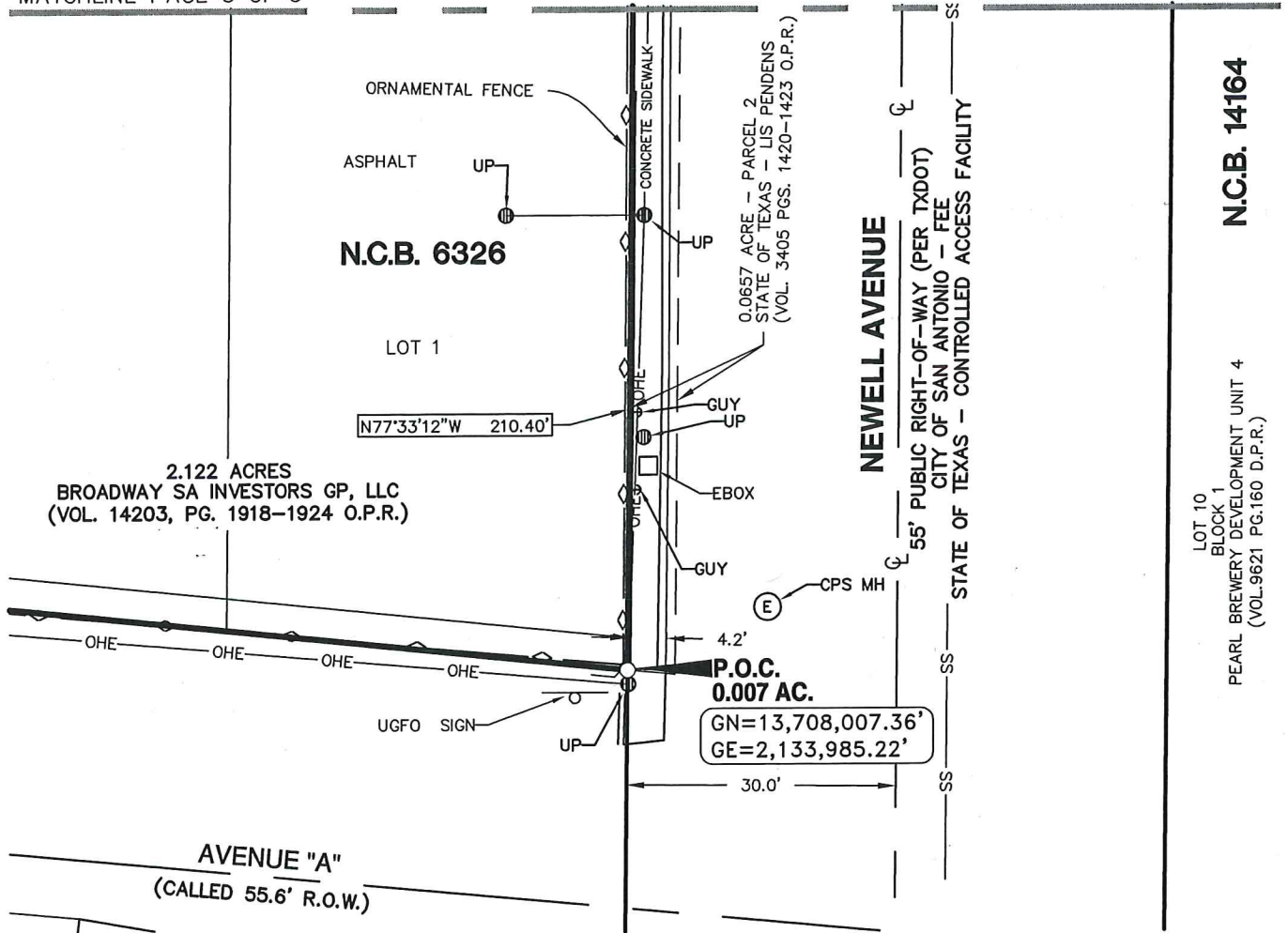
**NOTES:**

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.



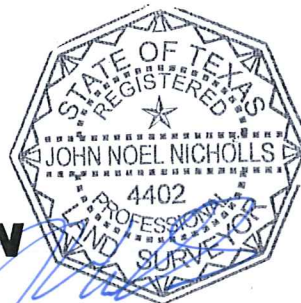
MATCHLINE PAGE 3 OF 5

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**N.C.B. 14164**

LOT 10  
BLOCK 1  
PEARL BREWERY DEVELOPMENT UNIT 4  
(VOL. 9621 PG. 160 D.P.R.)



**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.875.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

**EXHIBIT OF**

**THE NEWELL AVENUE TRACT 1**

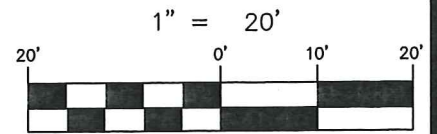
A 0.007 ACRE, OR 314 SQUARE FEET MORE OR LESS; TRACT OF LAND OUT OF THAT 0.0657 ACRE PARCEL 2 TRACT DESCRIBED IN LIS PENDENS RECORDED IN VOLUME 3405, PAGES 1420-1423, AND OUT OF LOTS 7, 8 AND 9 OF NEW CITY BLOCK 6326 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SHEET 2 OF 5

August 15, 2016

JOB No.: 9215-16 Ref: 9222-14



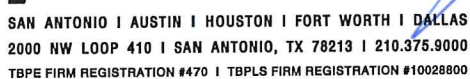


MATCHLINE PAGE 4 OF 5



LOT 10  
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MATCHLINE PAGE 2 OF 5



August 15, 2016

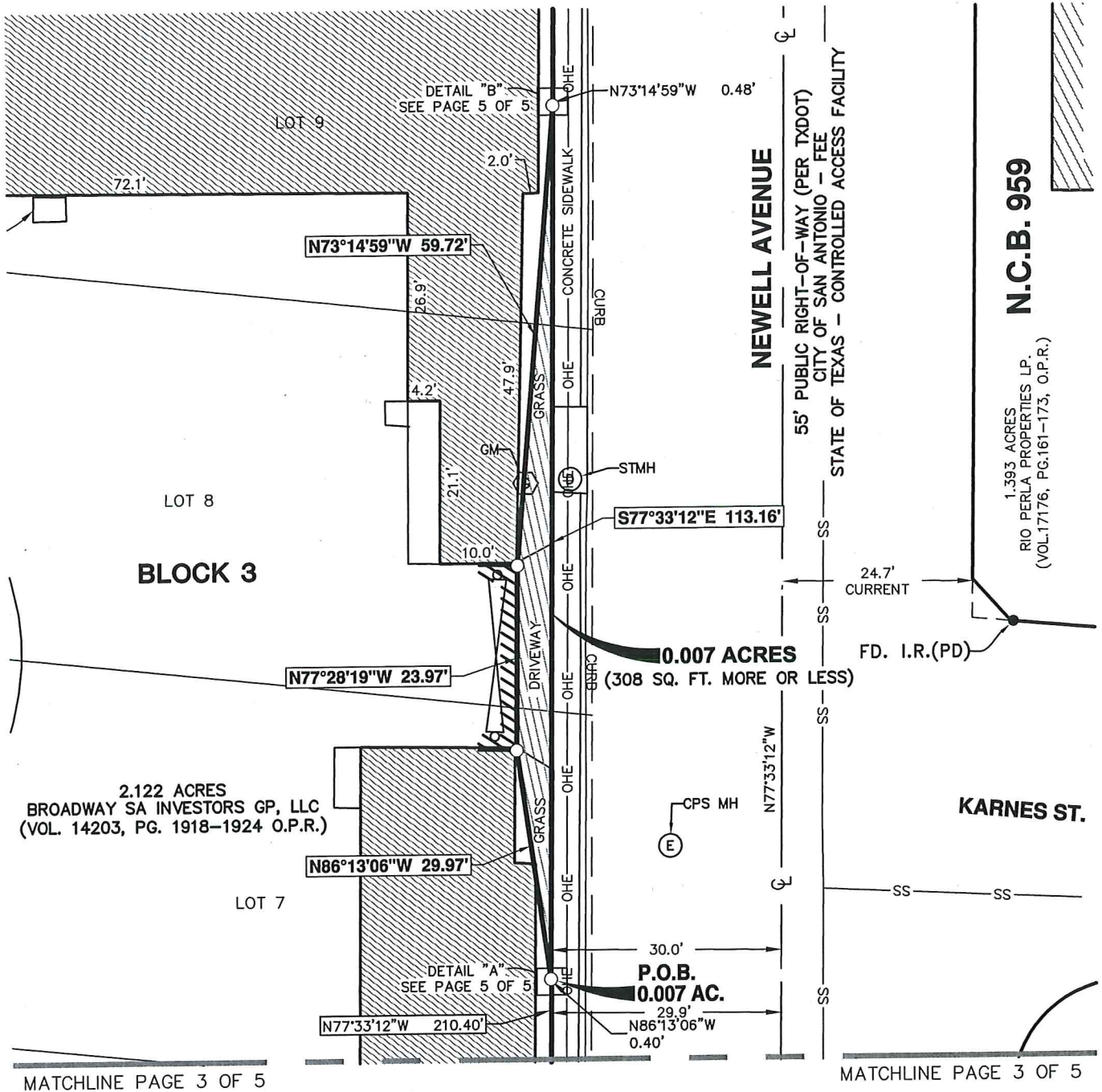
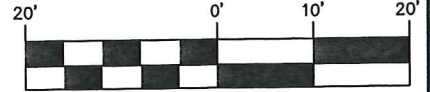
JOB No.:9215-16 Ref:9222-14

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Date: Aug 15, 2016, 2:26pm User ID: D:\Torrence File: C:\Users\Torrence\Documents\outocad backup\AcPublish\_4372\EX 9222-14 ROW TRACT1.dwg



1" = 20'

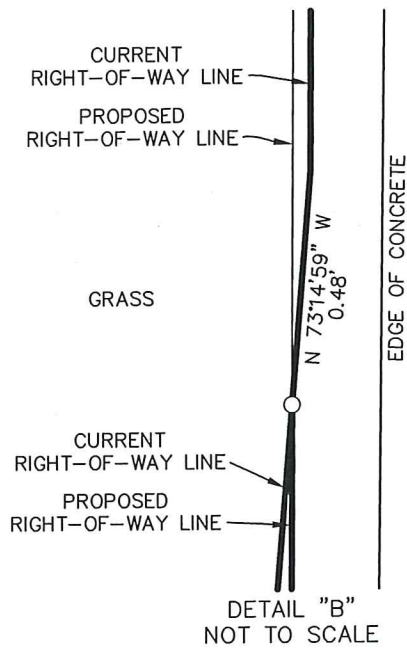


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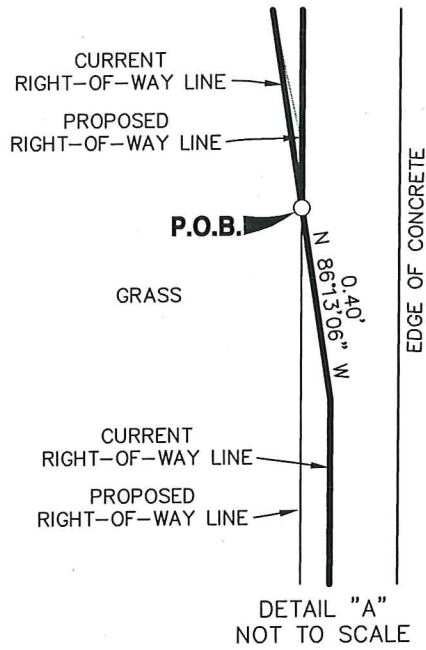
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SHEET 4 OF 5  
JOB No.: 9215-16 Ref: 9222-14



## NEWELL AVENUE

55' PUBLIC RIGHT-OF-WAY (PER TxDOT)  
 CITY OF SAN ANTONIO - FEE  
 STATE OF TEXAS - CONTROLLED ACCESS FACILITY



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