

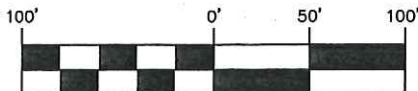


LOCATION MAP

NOT-TO-SCALE



1 inch = 100'



TRACT 5A
P.O.B.

TRACT 7A
P.O.B.

TRACT 8
P.O.B.

LAND BANK
TRACT 5A
0.464 ACRES
(20,227 SQ. FT.)

LAND BANK TRACT 7A
1.818 ACRES
(79,198 SQ. FT.)

LAND BANK TRACT 8
0.196 ACRES
(8,525 SQ. FT.)

LOT 14, BLOCK 3
H B GONZALEZ CONVENTION
CENTER SUBDIVISION
(VOL.9677, PGS. 10-12, D.P.R.)

0.001 ACRES
OUT OF TRACT 5
CITY OF SAN ANTONIO
(VOL.16965, PGS. 2192-2211, O.P.R.)

0.049 ACRES
OUT OF TRACT 5
CITY OF SAN ANTONIO
(VOL.16965, PGS. 2192-2211, O.P.R.)

0.025 ACRES
OUT OF TRACT 7
CITY OF SAN ANTONIO
(VOL.16965, PGS. 2161-2191, O.P.R.)

0.026 ACRES
OUT OF TRACT 5
(VOL.16965, PGS.
2192-2211, O.P.R.)

3.326 ACRES
TRACT 7
CITY OF SAN
ANTONIO
(VOL.16965, PGS.
2161-2191,
O.P.R.)

1.758 ACRES
OUT OF TRACT 7
CITY OF SAN
ANTONIO
(VOL.16965, PGS.
2161-2191, O.P.R.)

0.017 ACRES
LAND BANK
TRACT 7
(VOL.17362, PGS.
2119-2137, O.P.R.)

0.0344 ACRES
TRACT 8
CITY OF SAN
ANTONIO
(VOL.16965, PGS.
2192-2211, O.P.R.)

19.242 S&E 0.820
A-3
CITY OF SAN ANTONIO
(VOL.6433 PGS.177-181 D.R.)

19.242 S&E 0.820
A-3
CITY OF SAN ANTONIO
(VOL.6433 PGS.177-181 D.R.)

6.544 ACRES
STATE OF TEXAS
(VOL.6165 PGS.473-478 D.R.)

**PAPE-DAWSON
ENGINEERS**

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

JANUARY 26, 2016

JOB No.:

SHEET 1 OF 1

9390-13

Date: Jan 27, 2016, 8:53am User ID: D:\Torrance
File: N:\Survey\13-9390-13\EX9390-13 LAND BANK 5A 7A 8.dwg

INTERSTATE HIGHWAY 37

TOWER OF THE AMERICAS WAY
(VOL. 9677, PGS. 10-12, D.P.R.)



FIELD NOTES

FOR

LAND BANK TRACT 5A

A 0.464 acre, or 20,227 square feet more or less, tract of land comprised of a 0.389 acre portion and a 0.025 acre portion out of that 3.326 acre Tract 7 described in deed to the City of San Antonio recorded in Volume 16965, Pages 2161-2191, a 0.001 acre portion and a 0.049 acre portion out of a 0.9830 acre Tract 5 described in deed to the City of San Antonio recorded in Volume 16965, Pages 2192-2211, both of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.464 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 set nail, at a southeast corner of a 4.671 acre tract described in a Memorandum of Lease as Tract 5 recorded in Volume 17362, Pages 2119-2137 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: With the line of said 4.671 acre Tract 5, and the west line of said Tract 7, along a non-tangent curve to the right, said curve having a radial bearing of N 72°45'05" E, a radius of 350.00 feet, a central angle of 30°09'31", a chord bearing and distance of N 02°10'09" W, 182.11 feet, for an arc length of 184.23 feet to a set nail;

THENCE: N 12°54'30" E, continuing with the line of said 4.671 acre Tract 5, and the west line of said Tract 7, passing at a distance of 36.86 feet a corner of said 0.9830 acre Tract 5, and continuing over and across said 0.9830 acre Tract 5, for a total distance of 51.18 feet to a set nail at the northeast corner of said 4.671 acre Tract 5, on the south line of Lot 14, Block 3 of the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 74°58'59" E, continuing over and across said 0.9830 acre Tract 5, with the south line of said Lot 14, passing at a distance of 8.28 feet the line of said 0.9830 Tract 5 and said Tract 7, continuing with the line of said Lot 14, over and across said Tract 7, passing at a distance of 40.76 feet the line of said 0.9830 acre Tract 5 and said Tract 7, continuing with the south line of said Lot 14, over and across said 0.9830 acre Tract 5 passing at a distance of 97.75 feet the line of said 0.9830 acre Tract 5 and said Tract 7, continuing with the south line of said Lot 14, over and across said Tract 7, for a total distance of 121.31 feet to a set nail for an angle point of said Lot 14 and the herein described tract;

THENCE: N 73°14'31" E, continuing with the line of said Lot 14 over and across said Tract 7, a distance of 56.51 feet to a set nail at a point of cusp and the northeast corner of the herein described tract;

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0.464 Acres – Land Bank Tract 5A

Job No.: 9390-13

THENCE: Departing the line of said Lot 14 and continuing over and across said Tract 7, along a non-tangent curve to the left, said curve having a radial bearing of S 37°44'37" E, a radius of 140.00 feet, a central angle of 14°04'09", a chord bearing and distance of S 45°13'18" W, 34.29 feet, for an arc length of 34.38 feet to a set nail;

THENCE: S 38°11'13" W, continuing over and across said Tract 7, passing at a distance of 26.75 the line of said Tract 7 and said 0.9830 acre Tract 5, continuing over and across said 0.9830 acre Tract 5 passing at a distance of 54.68 feet, continuing over and across said Tract 7, a distance of 245.00 feet to the POINT OF BEGINNING, and containing 0.464 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 9390-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: January 26, 2016

JOB NO. 9390-13

DOC. ID. N:\Survey13\13-9300\9390-13\Word\FN9390-15 LandBankTract 5A.docx





FIELD NOTES

FOR

LAND BANK TRACT 7A

A 1.818 acre, or 79,198 square feet more or less, tract of land comprised of 1.758 acres out of that 3.326 acre tract described in deed as Tract 7 to the City of San Antonio recorded in Volume 16965, Pages 2161-2191, 0.026 acres out of that 0.9830 acre described as Tract 5 and all of that 0.0344 acre tract described as Tract 8 both described in deed to City of San Antonio recorded in Volume 16965, Pages 2192-2211, all of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 1.818 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 set nail on curve on the west line of said Tract 7, from which a nail found at the southwest corner of a 4.671 acre tract described in a Memorandum of Lease as Land Bank Tract 5 recorded in Volume 17362, Pages 2119-2137, of the Official Public Records of Real Property of Bexar County, Texas, bears N 24°35'40" W, a distance of 89.57 feet;

THENCE: N 38°11'13" E, departing the line of said Tract 7, over and across said Tract 7 passing at a distance of 222.83 feet the line of said Tract 7 and said 0.9830 acre Tract 5, continuing over and across said 0.9830 acre Tract 5 passing at a distance of 250.76 feet, the line of said 0.9830 acre Tract 5 and said Tract 7, continuing over and across said Tract 7, for a total distance of 285.91 feet to a set nail;

THENCE: Continuing over and across said Tract 7, along a tangent curve to the right, said curve having a radius of 60.00 feet, a central angle of 58°45'13", a chord bearing and distance of N 67°33'50" E, 58.87 feet, for an arc length of 61.53 feet to a set nail on the line of said Tract 7 and west right-of-way line of Tower of the Americas Way, a variable width right-of-way dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas;

THENCE: S 83°02'09" E, with the line of said Tract 7 and said west right-of-way line of Tower of the Americas Way, a distance of 16.69 feet to a set nail, for a point of non-tangent curvature;

THENCE: Continuing with the line of said Tract 7 and said west right-of-way line of said Tower of the Americas Way, along a non-tangent curve to the right, said curve having a radial bearing of S 06°59'02" W, a radius of 25.00 feet, a central angle of 88°47'23", a chord bearing and distance of S 38°37'16" E, 34.98 feet, for an arc length of 38.74 feet to a set nail for a point of non-tangent curvature;

- THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 84°09'09" E, a radius of 3449.87 feet, a central angle of 02°52'02", a chord bearing and distance of S 04°24'50" W, 172.62 feet, for a total arc length of 172.64 feet to a set nail on the west right-of-way line of said Tower of the Americas Way and a point of non-tangent curvature;
- THENCE: Along a non-tangent curve to the left, said curve having a radial bearing of S 86°58'14" E, a radius of 1943.32 feet, a central angle of 06°55'54", a chord bearing and distance of S 00°26'11" E, 234.96 feet, passing at an arc length of 26.93 feet the north corner of said 0.0344 acre Tract 8, continuing with the east line of said Tract 8 and the west line of said Tower of the Americas Way passing at a distance of 110.26 feet, the south corner of said 0.044 acre Tract 8, and continuing with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, for a total arc length of 235.10 feet to a set nail on the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way;
- THENCE: S 03°54'08" E, continuing with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, a distance of 73.32 feet to a on the east line of said Tract 7 and the west right-of-way line of Tower of the Americas Way, for the southeast corner of the herein described tract;
- THENCE: Departing the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, over and across said Tract 7, along a non-tangent curve to the right, said curve having a radial bearing of N 05°18'26" E, a radius of 175.00 feet, a central angle of 27°19'15", a chord bearing and distance of N 71°01'56" W, 82.66 feet, for an arc length of 83.45 feet to a set nail on curve on the west line of said Tract 7, for the southwest corner of the herein described tract;
- THENCE: With the west line of said Tract 7, along a non-tangent curve to the left, said curve having a radial bearing of S 58°56'38" W, a radius of 908.16 feet, a central angle of 13°31'41", a chord bearing and distance of N 37°49'13" W, 213.93 feet, pasting at an arc length of 52.49 feet the southeast corner of a 0.017 acre tract described in said Memorandum of Lease as Tract 7, and continuing with the line of said 0.017 acre Tract 7 and the west line of said 3.326 acre Tract 7, for a total arc length of 214.43 feet to a set nail;
- THENCE: N 44°35'04" W, continuing with the west line of said 3.326 acre Tract 7 and the line of said 0.017 acre Tract 7, a distance of 8.72 feet to a set nail at the northwest corner of said 0.017 acre Tract 7, a point of tangent curvature for said 3.326 acre Tract 7 and the herein described tract;

1.818 Acres – Land Bank Tract 7A
Job No.: 9390-13

THENCE: Continuing with the west line of said Tract 7, along a tangent curve to the right, said curve having a radius of 350.00 feet, a central angle of $12^{\circ}36'08''$, a chord bearing and distance of N $38^{\circ}16'59''$ W, 76.83 feet, for an arc length of 76.98 feet to the POINT OF BEGINNING, and containing 1.818 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 9390-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 26, 2016
JOB NO. 9390-13
DOC. ID. N:\Survey13\13-9300\9390-13\Word\FN9390-13 Tract 7a.docx





FIELD NOTES
FOR
LAND BANK TRACT 8

A 0.196 acre, or 8,525 square feet more or less, tract of land comprised of a 0.141 acre portion out of that 19.242 acre tract described in deed to the City of San Antonio recorded in Volume 6433, Pages 177-181 of the Deed Records of Bexar County, Texas, in New City Block 13814, and a 0.055 acre portion out of that 3.326 acre tract described in deed to the State of Texas as Tract 7 recorded in Volume 16965, Pages 2192-2211, of the Official Public Records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County, Texas. Said 0.196 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 set nail at the southeast corner and point of cusp of a called 1.638 acre tract, by description 0.667 acres, as described in deed to the Board of Regents of the University of Texas System recorded in Volume 7677, Pages 263-264 of the Deed Records of Bexar County, Texas, on the northeast line of a 6.544 acre tract described in deed to the State of Texas recorded in Volume 6165, Pages 473-478 of the Deed Records of Bexar County, Texas;

THENCE: Departing the line of said 6.544 acre tract, with the northeast line of said 1.638 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of S 67°42'44" W, a radius of 687.20 feet, a central angle of 17°45'52", a chord bearing and distance of N 31°10'12" W, 212.21 feet, for an arc length of 213.07 feet to a set nail;

THENCE: N 40°03'08" W, continuing with the line of said 1.638 acre tract, a distance of 19.28 feet to a set nail for the northwest corner and point of cusp for the herein described tract;

THENCE: Departing the line of said 1.638 acre tract, over and across said 19.242 acre tract, along a non-tangent curve to the left, said curve having a radial bearing of N 38°26'01" E, a radius of 225.00 feet, a central angle of 35°11'07", a chord bearing and distance of S 69°09'32" E, 136.01 feet, passing at an arc length of 94.31 feet the west line of said Tract 7, continuing over and across said Tract 7, for a total arc length of 138.17 feet to a set nail on the east line of said Tract 7 and the west right-of-way line of Tower of the Americas Way, a variable width right-of-way dedicated in the H B Gonzalez Convention Center Subdivision recorded in Volume 9677, Pages 10-12 of the Deed and Plat Records of Bexar County, Texas, for the northeast corner of the herein described tract;

THENCE: S 03°54'08" E, with the east line of said Tract 7 and the west right-of-way line of said Tower of the Americas Way, a distance of 124.72 feet to a set nail on curve and the south corner of said Tract 7;

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THENCE: Continuing with the right-of-way line of said Tower of the Americas Way, along a non-tangent curve to the right, said curve having a radial bearing of S 72°54'53" W, a radius of 908.16 feet, a central angle of 03°18'46", a chord bearing and distance of S 15°25'44" E, 52.50 feet, for an arc length of 52.51 feet to a set nail at a northeast corner of the aforementioned 6.544 acre tract;

THENCE: N 45°14'22" W, departing the west right-of-way line of said Tower of the Americas Way, with a northeast line of said 6.544 acre tract, a distance of 38.48 feet to the POINT OF BEGINNING, and containing 0.196 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 9390-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 26, 2016
JOB NO. 9390-13
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