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**FIELD NOTES
FOR
A 1.6596 ACRE TRACT**

A **1.6596 acre** (72,294 square feet) tract of land, out of Block 20, N.C.B. 977, City of San Antonio, Bexar county, Texas, being out of a called 0.772 acre tract, being all of Lots 3-4, 11-12, and portions of Lots 2 and 5, Block 20, N.C.B 977, conveyed to 1912 Broadway LLC. of record in Volume 14827, Page 1694 of the Official Public Records of Bexar County, Texas, a called 0.2829 acre tract, being all of Lot 6 and a portion of Lot 5, Block 20, N.C.B. 977, conveyed to Ramiro Garza of record in Volume 6435, Page 1607 of the Official Public Records of Bexar County, Texas, a called 0.1112 acre tract, being portions of Lots 7-8, Block 20, N.C.B. 977, conveyed to Ramiro Garza of record in Volume 17712, Page 403 of the Official Public Records of Bexar County, Texas, a called 0.0964 acre tract, being portions of Lots 7-8, Block 20, N.C.B. 977, conveyed to Le Thai Huyen and Nguyen Thi Thuan of record in Volume 7057, Page 165 of the Official Public Records of Bexar County, Texas, a called 0.0771 acre tract, being a portion of Lot 8, Block 20, N.C.B. 977, conveyed to John Wilson of record in Volume 4487, Page 462 of the Official Public Records of Bexar County, Texas, a called 0.0707 acre tract, being all of Lot 9A, Block 20, N.C.B. 977, conveyed to M. Trevino (ownership per Bexar County Appraisal District), a called 0.0775 acre tract, being all of Lot 9B, Block 20, N.C.B. 977, conveyed to Roland A. and Cecilia Trevino of record in Volume 7844, Page 507 of the Official Public Records of Bexar County, Texas, a called 0.0682 acre tract, being all of Lot 10A, Block 20, N.C.B. 977, conveyed to Rudolfo Ramirez of record in Volume 2858, Page 1928 of the Official Public Records of Bexar County, Texas, and a called 0.0961 acre tract, being all of Lot 10B, Block 20, N.C.B. 977, conveyed to Rudolfo Ramirez of record in Volume 4948, Page 620 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found chiseled "X" at the northeast corner of the intersection of the northeast line of East Grayson Street, a 57.00 foot right-of-way, and the southwest line of Broadway Street, an 80.00 right-of-way, for the southwest corner of Block 20, N.C.B. 977, the southwest corner of a called 0.1658 acre tract, being all of Lot 1 and a portion of Lot 2, Block 20, N.C.B. 977, conveyed to OT Partners, LLC. of record in Volume 15411, Page 1586 of the Official Public Records of Bexar County, Texas;

THENCE: N 17°10'35" E, leaving the northeast line of East Grayson Street, along and with the southeast line of Broadway Street, the northwest line of the 0.1658 acre tract, a distance of 53.50 feet to a point for the northwest corner of the 0.1658 acre tract, the most westerly southwest corner of the 0.772 acre tract and the tract described herein, for the **POINT OF BEGINNING**, from which a found ½" iron rod bears S 03°13'43" E, a distance of 0.27 feet;

THENCE: N 17°10'35" E, along and with the southeast line of Broadway Street, the northwest line of the 0.772 acre tract, the 0.2829 acre tract and the tract described herein, at a distance of 46.23 feet passing a found ½" iron rod, continuing a distance of 103.30 feet passing a found ½"

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iron rod, and continuing for a total distance of **241.50 feet** to a point at the southeast corner of the intersection of the southeast line of Broadway Street and the southwest line of East Josephine Street, a 60.00 foot right-of-way, for the northwest corner of Block 20, N.C.B. 977, the 0.2829 acre tract, and the tract described herein;

THENCE: S 77°29'25" E, leaving the southeast line of Broadway Street, along and with the southwest line of East Josephine Street, the northeast line of the 0.2829 acre tract, the 0.1112 acre tract, the 0.0964 acre tract, and the tract described herein, a distance of **269.96 feet** to a point at the intersection of the southwest line of East Josephine Street and the northwest line of North Alamo Street, a 40.00 foot right-of-way, for the northeast corner of Block 20, N.C.B. 977, the 0.0964 acre tract, and the tract described herein;

THENCE: S 17°01'17" W, leaving the southwest line of East Josephine Street, along and with the northwest line of North Alamo Street, the east line of the 0.0964 acre tract, the 0.0771 acre tract, the 0.0707 acre tract, the 0.0775 acre tract, the 0.0682 acre tract, the 0.0961 acre tract, the 0.772 acre tract, and the tract described herein, at a distance of 192.97 feet passing a found ½" iron rod, continuing for a total distance of **294.94 feet** to a point at the intersection of the northeast line of East Grayson Street and the northwest line of North Alamo Street, for the southeast corner of Block 20, N.C.B. 977, the 0.772 acre tract and the tract described herein;

THENCE: N 77°29'25" W, leaving the northwest line of North Alamo Street, along and with the northeast line of East Grayson Street, the southwest line of the 0.772 acre tract and the tract described herein, a distance of **135.76 feet** to a point for the southeast corner of the 0.1658 acre tract, the most southerly southwest corner of the 0.772 acre tract, and the tract described herein;

THENCE: N 17°10'35" E, leaving the northeast line of East Grayson Street, along and with the southeast line of the 0.1658 acre tract, a northwest line of the 0.772 acre tract, and the tract described herein, a distance of **53.50 feet** to a point for the northeast corner of the 0.1658 acre tract, an interior corner of the 0.772 acre tract and the tract described herein;

THENCE: N 77°29'25" W, along and with the northeast line of the 0.1658 acre tract, a southwest line of the 0.772 acre tract, and the tract described herein, a distance of **135.00 feet** to the **POINT OF BEGINNING** and containing **1.6596 acres** (72,294 square feet) more or less, in the City of San Antonio, Bexar County, Texas. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Job No.: 17-134
Prepared by: KFW Surveying
Date: November 2, 2017
File: S:\Draw 2017\17-134 1900 Broadway\DOCS\FN 17-134 1.6596ac



James Janisse

11/2/17