



0.1230 Acres
(5,359 Sq. Ft.)
2223-10670 exh 1.dwg

FN NO. 2223-10670-exh 1
March 27, 2018
JOB NO. 2223-10670

FIELD NOTE DESCRIPTION – 14.8 FOOT ALLEY

Being 0.1230 acres situated in the City of San Antonio, Bexar County, Texas and being all of a called 14.8 feet wide alley within New City Block 379, extending from N. Main Avenue on the East to Howard Street on the West; said 0.1230 acres being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum of 1983, Texas State Plane Coordinate System, South Central Zone:

Beginning, at a found PK Nail on the West right-of-way line of N. Main Avenue (R.O.W. varies) for the Northeast corner of said 14.8 feet wide alley and also being the Southeast corner of a 1.281-acre tract known as Lots 7-12, Block 9, New City Block 379, as conveyed to Floresville/181 Lessee Incorporated, also known as Tract II, as recorded in Volume 13411, Page 2042 of the Official Public Records of Bexar County, Texas;

Thence, S 00° 58' 37" W, 15.90 feet, to a found 1/2-inch iron rod for the Southeast corner of the herein described tract;

Thence, S 89° 44' 05" W, at 7.2 feet, passing the Northeast corner of Lot 13, Block 9, New City Block 379, North Main Plaza, recorded in Volume 9536, Page 195 of the Deed and Plat Records of Bexar County, Texas, as conveyed to Braverman Family Limited Partnership in Volume 15868, Page 511 of the Official Public Records of Bexar County, Texas; at 131.28 feet, passing the Northwest corner of said Lot 13 and the Northeast corner of a called 0.770 acre tract, being the West 36' of Lot 3 and Lots 4-6, Block 9, New City Block 379, known as Tract I as conveyed to Floresville/181 Lessee Incorporated as recorded in Volume 13411, Page 2042 of the Official Public Records of Bexar County, Texas; in all a distance of 347.88 feet, to a found PK Nail on the East right-of-way line of Howard Street (55.6' R.O.W.), for the Southwest corner of the herein described tract;

Thence, N 03° 13' 53" W, 14.89 feet, along the East right-of-way line of Howard Street, to a found PK nail at the Southwest corner of said Tract II, for the Northwest corner of the herein described tract;

Thence, N 89° 33' 59" E, 348.99 feet, along the South line of said Tract II and the North line of said called 14.8 feet wide alley, to the **Point of Beginning**, containing 0.1230 acres (5,359 square feet) of land, more or less.

Note: Survey plat of even date to accompany this Field Note Description.



3/27/18

DATE

Hal B. Lane III
Registered Professional Land
Surveyor Texas Registration Number
4690 Stantec Consulting Services,
Inc.
70 NE Loop 410, Suite
1100 San Antonio, Texas
78216 210/525-9090
TBPLS Firm No.: 10194228





VICINITY MAP
NOT TO SCALE
SAN ANTONIO, TEXAS

BEARING BASIS

BEARINGS ARE BASED ON NORTH AMERICAN DATUM, 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, ESTABLISHED FROM GPS OBSERVATIONS UTILIZING THE WDS COOPERATIVE NETWORK.

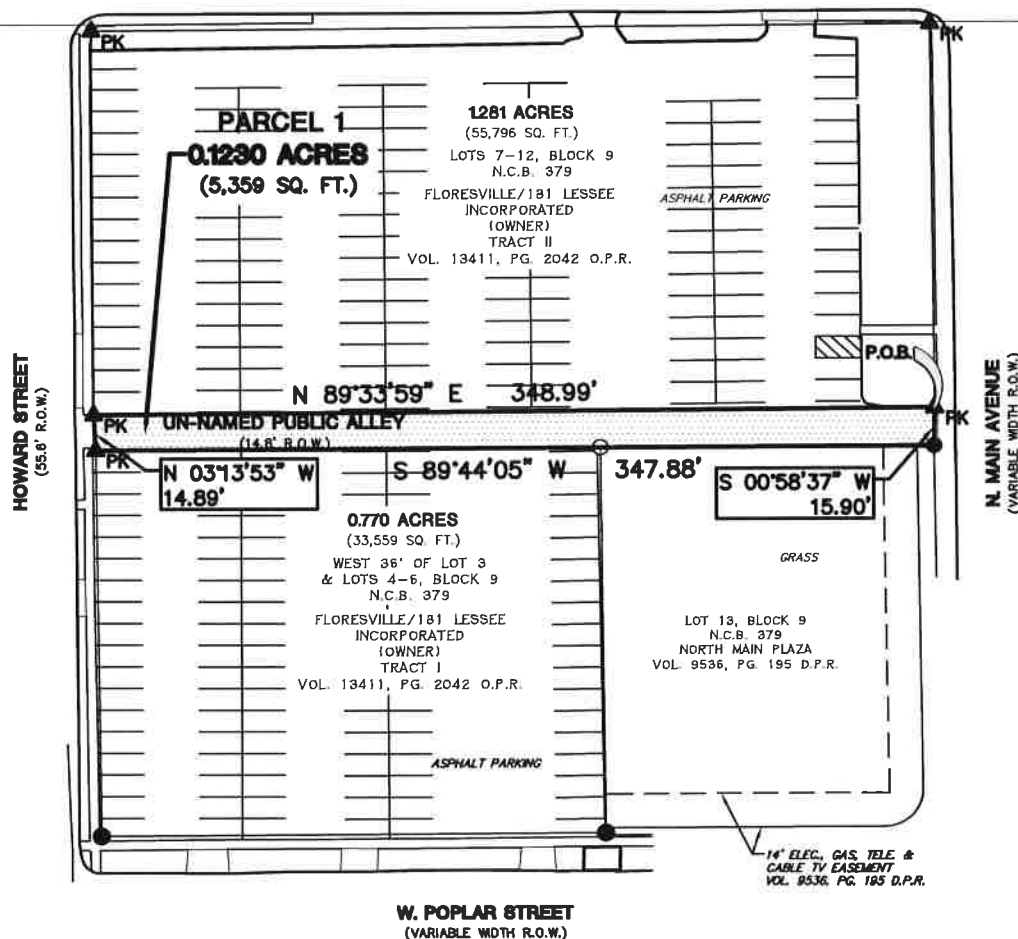


LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- P.O.B. POINT OF BEGINNING



W. CYPRESS STREET
(55.6' R.O.W.)



SKETCH TO ACCOMPANY DESCRIPTION OF

A 0.1230 ACRE (5359 SQUARE FEET), CALLED A 14.8' PUBLIC ALLEY, SITUATED IN NEW CITY BLOCK 379, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

S K & A

SHEET 3 OF 3

DATE: 08/22/2017

SCALE: 1"=80'

DRAWN BY: HBL

FILE: 2223-10670_EXHIBIT 1.DWG

PROJECT No. 222310670