

METES AND BOUNDS DESCRIPTION
FOR

A 0.336 of an acre, or 14,655 square feet more or less, tract of land being all of Hagner Arc, a variable width right-of-way, in the City of San Antonio, Bexar County, Texas. Said 0.336 of an 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 point on the southwest right-of-way line of Navarro Street, a 55.6-foot right-of-way, the north corner of a tract described in deed to US Real Estate Limited Partnership recorded in Volume 17189, Page 578 of the Official Public Records of Bexar County, Texas, the east corner of the herein described tract;

THENCE: Departing the southwest right-of-way line of said Navarro Street, along and with the west line of said US Real Estate tract, and that tract described in deed to Convent Ventures, L.P. a Texas Limited Partnership recorded in Volume 6965, Page 2005 of said Official Public Records, and the south line of said Convent Ventures tract, same being the east and the north right-of-way lines of said Hagner Arc, the following bearings and distances:

S 46°46'16" W, a distance of 35.48 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

S 10°48'44" E, a distance of 76.60 feet to a set ½ inch iron rod with cap marked "Pape-Dawson" at the southwest corner of said US Real Estate tract and the northwest corner of said Convent Ventures tract;

S 10°57'13" E, a distance of 89.94 feet to a found ½ inch iron at the southwest corner of said Convent Ventures tract;

S 80°28'50" E, a distance of 93.20 feet to a found ½ inch iron rod at the west right-of-way line of said Navarro Street, the southeast corner of said Convent Venture tract;

THENCE: Along and with the east and south right-of-way line of Hagner Arc, and the north right-of-way line of Convent Street, a 55.6-foot right-of-way, the following bearings and distances:

S 00°11'52" E, a distance of 1.58 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

S 80°19'03" W, a distance of 153.82 feet to a found ½ inch iron rod on the south line of Lot 6, Block 3, New City Block 411, River Walk Subdivision recorded in Volume 8900, Page 133 of said Deed and Plat Records, the southwest corner of said Hagner Arc;

THENCE: Departing the north right-of-way line of said Convent Street, along and with the east line of said Hagner Arc, the west right-of-way line of said Hagner Arc, the following bearings and distances:

Along a curve to the left, said curve having a radius of 16.00 feet, a central angle of 112°30'00", a chord bearing and distance of N 24°04'03" E, 26.61 feet, for an arc length of 31.42 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson";

N 32°10'57" W, a distance of 3.05 feet to a found ½ inch iron rod with yellow cap marked "Pape-Dawson";

N 10°00'57" W, a distance of 51.34 feet to a found "x" in concrete;

N 48°24'19" W, a distance of 10.00 feet to a found ½ inch iron rod;

N 06°13'53" W, a distance of 50.30 feet to a found concrete nail;

N 09°45'57" W, a distance of 95.00 feet to a set ½ inch iron rod with cap marked "Pape-Dawson" on the south line of the San Antonio River, the northeast corner of said Lot 6;

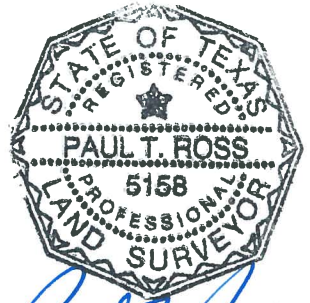
THENCE: Along and with the south line of said San Antonio River, the north line of said Hagner Arc, the following bearings and distances:

N 89°49'10" E, a distance of 22.21 feet to a set ½ inch iron rod with cap marked "Pape-Dawson";

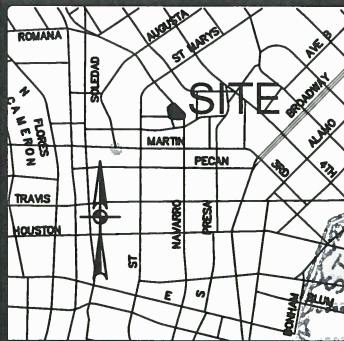
N 53°23'16" E, a distance of 46.51 feet to a set ½ inch iron rod with cap marked "Pape-Dawson" on the southwest right-of-way line of said Navarro Street, the north corner of said Hagner Arc;

THENCE: S 43°13'44" E, a distance of 34.03 feet to the POINT OF BEGINNING, and containing 0.336 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 6550-11 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: November 14, 2017
REVISED: June 5, 2018
JOB NO. 9256-17
DOC. ID. N:\Survey17\17-9200\9256-17\Word\9256-17 FN 0.336AC HAGNER.docx



Paul T. Ross
05 JUNE, 18



LOCATION MAP

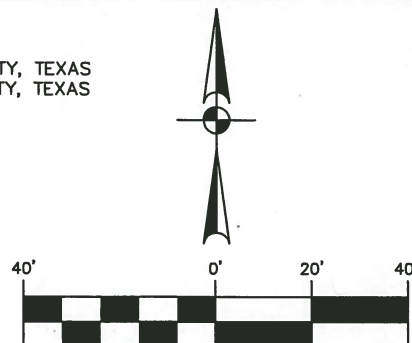
NOT-TO-SCALE

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 METES AND BOUNDS DESCRIPTION.
 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.



SCALE: 1" = 40'

LINE TABLE

LINE	BEARING	LENGTH
L1	S46°46'16"W	35.48'
L2	S10°48'44"E	76.60'
L3	S10°57'13"E	89.94'
L4	S80°28'50"E	93.20'
L5	S00°11'52"E	1.58'
L6	S80°19'03"W	153.82'
L7	N32°10'57"W	3.05'
L8	N10°00'57"W	51.34'
L9	N48°24'19"W	10.00'
L10	N06°13'53"W	50.30'
L11	N09°45'57"W	95.00'
L12	N89°49'10"E	22.21'
L13	N53°23'16"E	46.51'
L14	S43°13'44"E	34.03'

LEGEND

FD. FOUND
 I.R. 1/2" IRON ROD
 I.P. IRON PIPE
 (PD) PAPE-DAWSON CAP
 SET 1/2" I.R.(PD)
 FOUND
 CALCULATED POINT

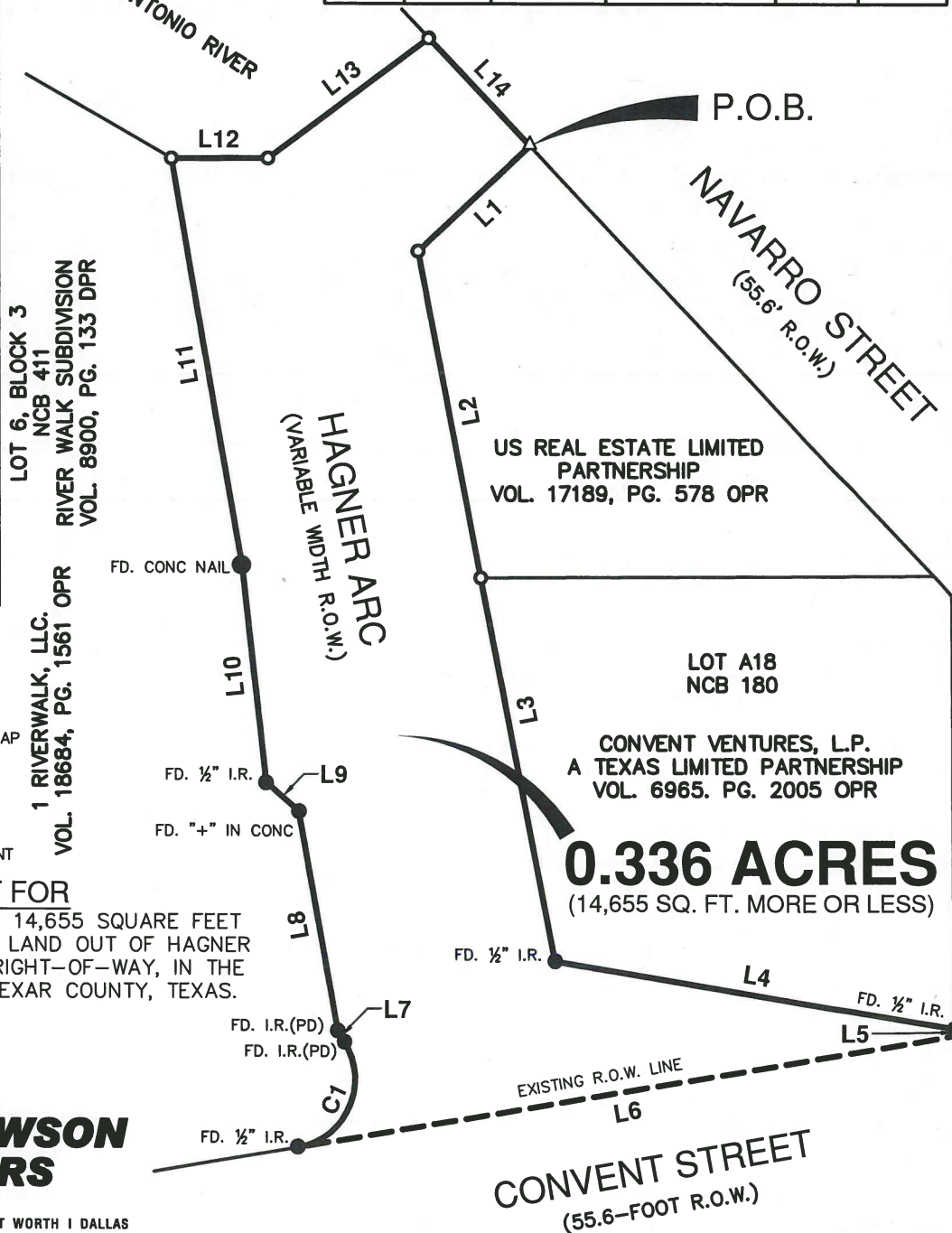
EXHIBIT FOR

A 0.336 OF AN ACRE, OR 14,655 SQUARE FEET
 MORE OR LESS, TRACT OF LAND OUT OF HAGNER
 ARC, A VARIABLE WIDTH RIGHT-OF-WAY, IN THE
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	16.00'	112°30'00"	N24°04'03"E	26.61'	31.42'



0.336 ACRES
 (14,655 SQ. FT. MORE OR LESS)

CONVENT STREET
 (55.6-FOOT R.O.W.)