

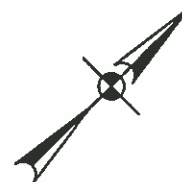
LOCATION MAP
NOT-TO-SCALE

LEGEND:

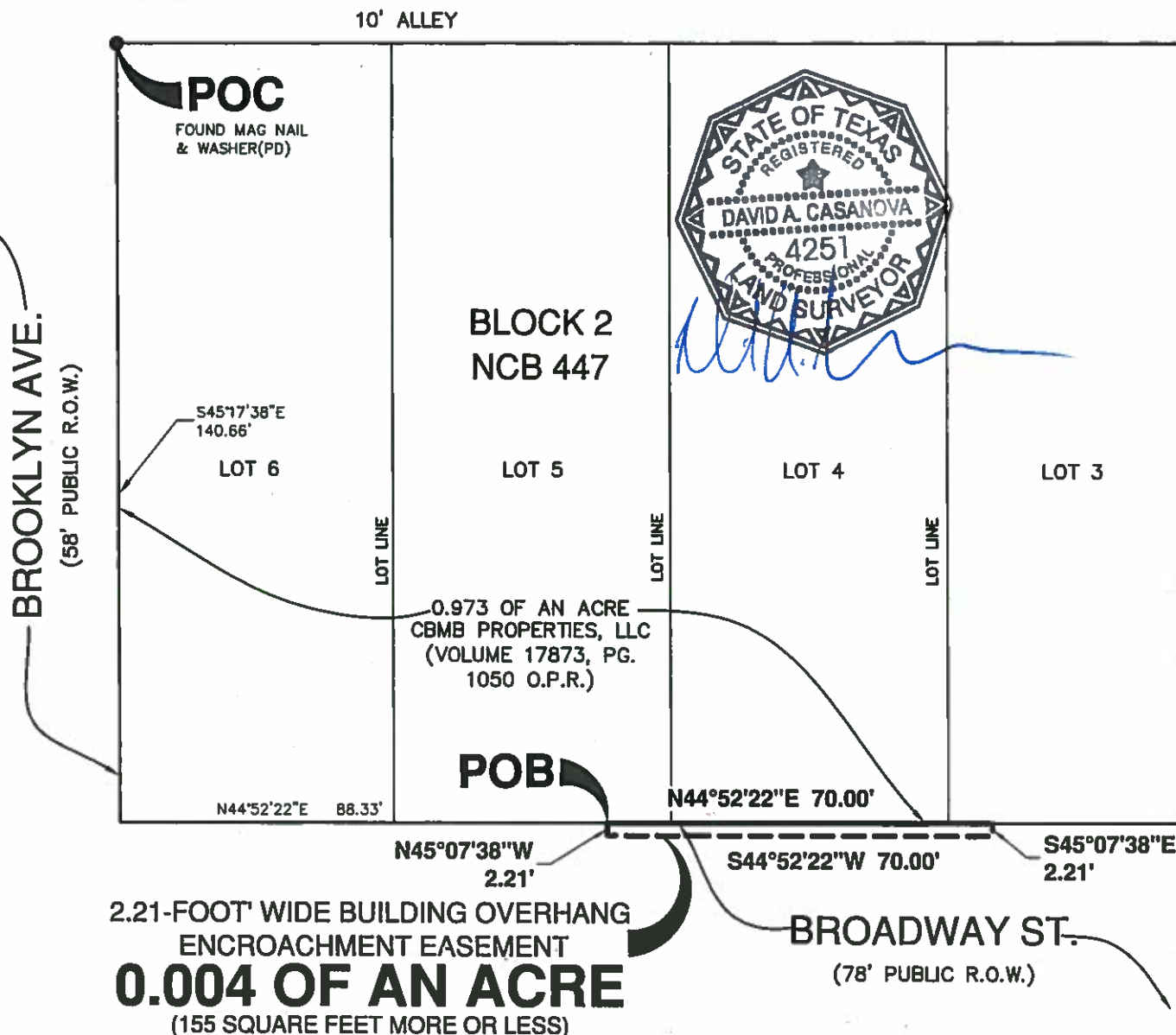
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
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.



SCALE: 1" = 30



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78214 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

EXHIBIT FOR
A 2.21-FOOT WIDE BUILDING OVERHANG ENCROACHMENT EASEMENT
A 0.004 ACRE, OR 155 SQUARE FEET MORE OR LESS, EASEMENT
LOCATED ON BROADWAY STREET, A 78-FOOT PUBLIC RIGHT-OF-WAY
OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

AUGUST 3, 2018

SHEET 1 OF 1
JOB No.: 8783-05



METES AND BOUNDS DESCRIPTION
FOR

A 2.21-FOOT WIDE BUILDING OVERHANG ENCROACHMENT EASEMENT

A 0.004 of an acre, or 155 square feet more or less, easement located on Broadway Street, a 78-foot public right-of-way, and adjacent to Block 2, New City Block 447 of the City of San Antonio, Bexar County, Texas. Said 0.004 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;

COMMENCING: At a found mag nail and washer stamped Pape-Dawson at the west corner of Lot 6, Block 2, New City Block 447, also being the west corner of a 0.973 of an acre tract conveyed to CBMB Properties, LLC recorded in Volume 17873, Page 1050 of the Official Public Records of Bexar County, Texas, and on the northeast right-of-way line of Brooklyn Avenue, a 58-foot public right-of-way;

THENCE: S 45°17'38" E, along and with the southwest line of said Lot 6 and said 0.973 of an acre tract, and the northeast right-of-way line of Brooklyn Avenue, a distance of 140.66 feet to the south corner of said Lot 6 and said 0.973 of an acre tract, on the northwest right-of-way line of Broadway Street, a 78-foot public right-of-way;

THENCE: N 44°52'22" E, with the northwest right-of-way line of said Broadway Street, the southeast line of said 0.973 of an acre tract, a distance of 88.33 feet to the POINT OF BEGINNING of the herein described easement;

THENCE: N 44°52'22" E, continuing with the northwest right-of-way line of said Broadway Street and said southeast lines of said 0.973 of an acre tract, a distance of 70.00 feet to a point;

THENCE: Departing the southeast line of said 0.973 of an acre tract, the northwest right-of-way line of said Broadway Street, over and across said Broadway Street, the following bearings and distances:

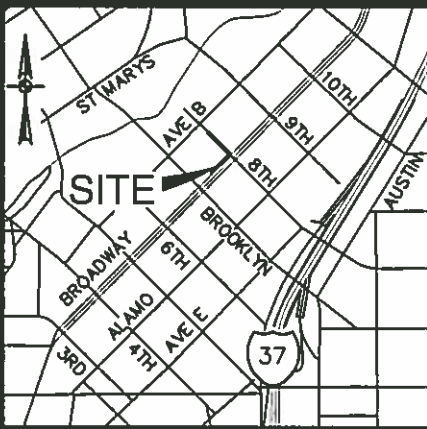
S 45°07'38" E, a distance of 2.21 feet to a point;

S 44°52'22" W, a distance of 70.00 feet to a point;

N 45°07'38" W, a distance of 2.21 feet to the POINT OF BEGINNING, and containing 0.004 of an acre in the City of San Antonio, Bexar County, Texas. Said easement tract being described in accordance with an exhibit prepared under job number 8783-05 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 2, 2018
JOB NO. 8783-05
DOC. ID. N:\CIVIL\8783-05\WORD\8783-05 ESOE-0.004 AC.docx





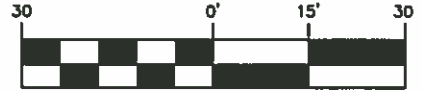
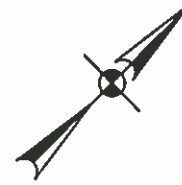
LOCATION MAP
NOT TO SCALE

LEGEND:

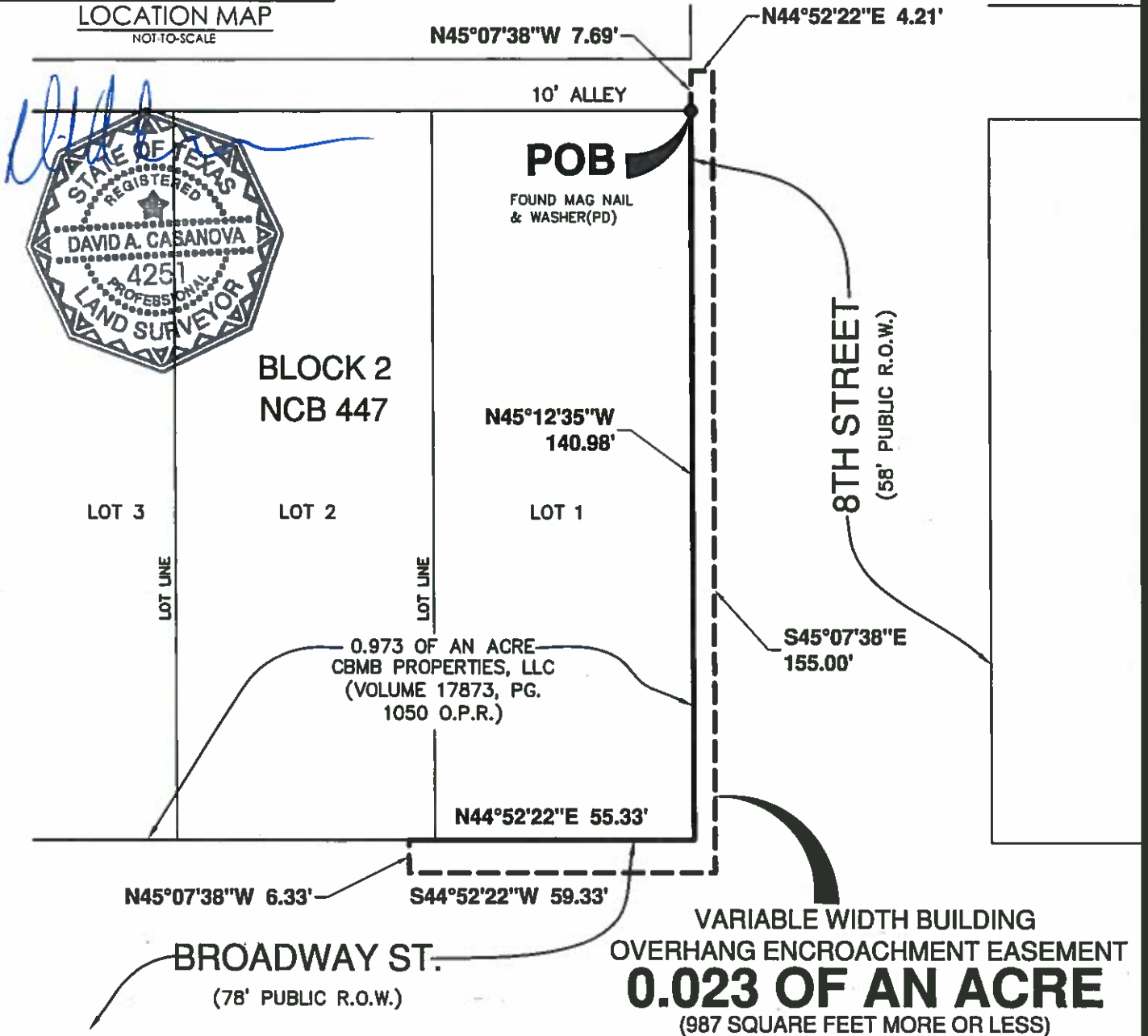
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OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD

NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
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.



SCALE: 1" = 30'



PAPE-DAWSON
ENGINEERS

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

EXHIBIT FOR
A VARIABLE WIDTH BUILDING OVERHANG ENCROACHMENT EASEMENT
A 0.023 OF AN ACRE, OR 987 SQUARE FEET MORE OR LESS, EASEMENT LOCATED ON
8TH STREET, A 58-FOOT PUBLIC RIGHT-OF-WAY AND BROADWAY STREET, A 78-FOOT
RIGHT-OF-WAY, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

AUGUST 3, 2018

SHEET 1 OF 1
JOB No.: 8783-05



METES AND BOUNDS DESCRIPTION
FOR

A VARIABLE WIDTH BUILDING OVERHANG ENCROACHMENT EASEMENT

A 0.023 of an acre, or 987 square feet more or less, easement located on 8th Street, a 58-foot public right-of-way and on Broadway Street, a 78-foot right-of-way, adjacent to Block 2, New City Block 447 of the City of San Antonio, Bexar County, Texas. Said 0.023 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 found mag nail and washer stamped Pape-Dawson at the north corner of Lot 1, Block 2, New City Block 447 and the north corner of a 0.973 of an acre tract conveyed to CBMB Properties, LLC recorded in Volume 17873, Page 1050 of the Official Public Records of Bexar County, Texas, and on the southwest right-of-way line of said 8th Street;

THENCE: N 45°07'38" W, with the southwest right-of-way line of said 8th Street, a distance of 7.69 feet to a point;

THENCE: Departing the southeast right-of-way line of said 8th Street, over and across said 8th Street and said Broadway Street, the following bearings and distances:

N 44°52'22" E, a distance of 4.21 feet to a point;

S 45°07'38" E, a distance of 155.00 feet to a point;

S 44°52'22" W, a distance of 59.33 feet to a point;

N 45°07'38" W, a distance of 6.33 feet to a point, on the northwest right-of-way line of said Broadway Street, on the south line of said 0.973 of an acre tract;

THENCE: N 44°52'22" E, with the northwest right-of-way line of said Broadway Street and the southeast line of said Lot 1 and said 0.973 of an acre tract, a distance of 55.33 feet to a point, the east corner of said 0.973 of an acre tract;

THENCE: N 45°12'35" W, with the southwest right-of-way line of said 8th Street, a distance of 140.98 feet to the POINT OF BEGINNING, and containing 0.023 of an acre in the City of San Antonio, Bexar County, Texas. Said easement tract being described in accordance with an exhibit prepared under job number 8783-05 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 2, 2018
JOB NO. 8783-05
DOC. ID. N:\CIVIL\8783-05\WORD\8783-05 ESOE-0.023 AC.docx

