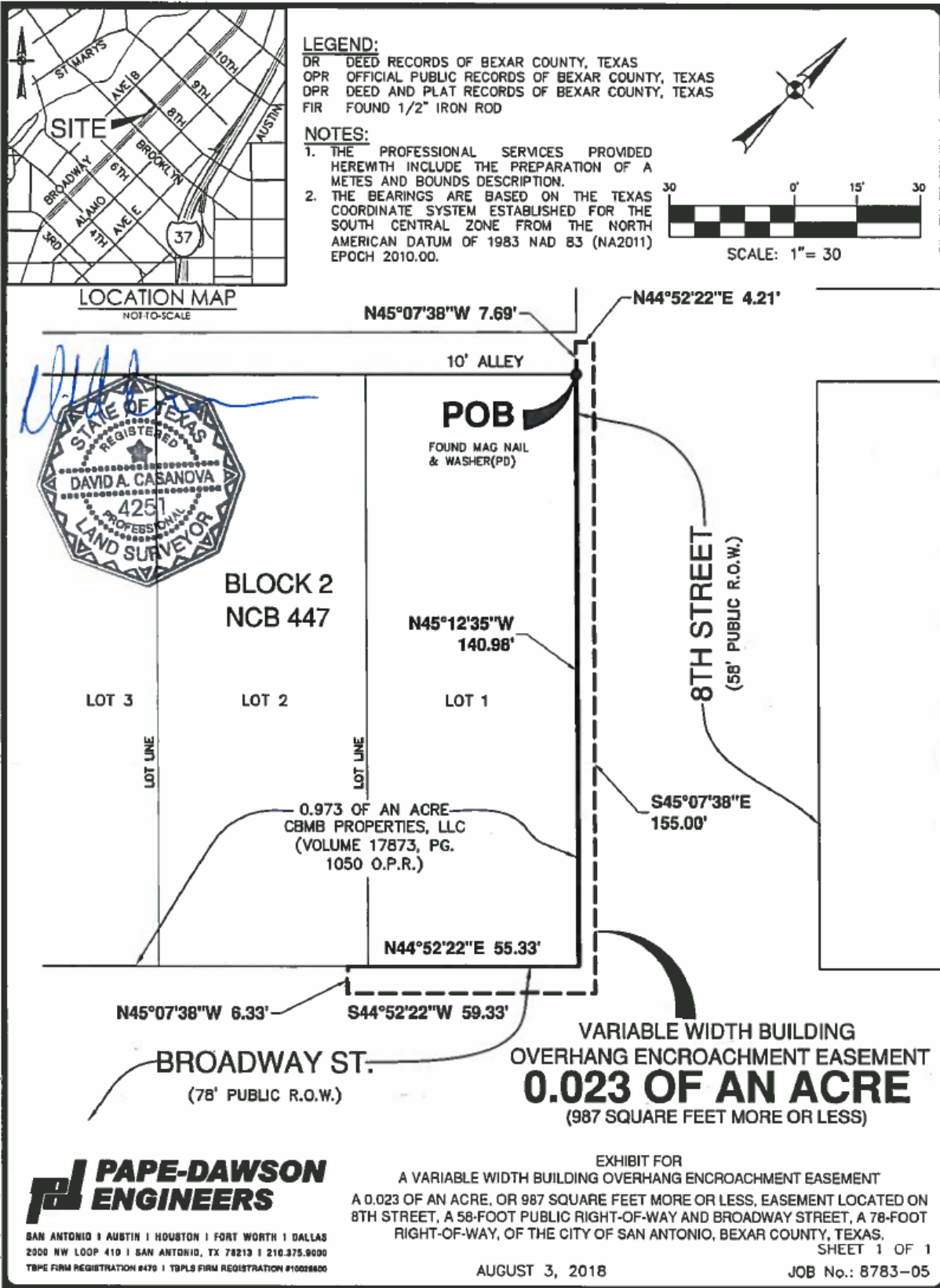


EXHIBIT B





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

TSPE Firm Registration #470 | TBPLS Firm Registration #10028800
San Antonio | Austin | Houston | Fort Worth | Dallas
Transportation | Water Resources | Land Development | Surveying | Environmental
2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

