



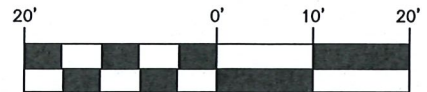
LOCATION MAP
NOT-TO-SCALE

LEGEND:

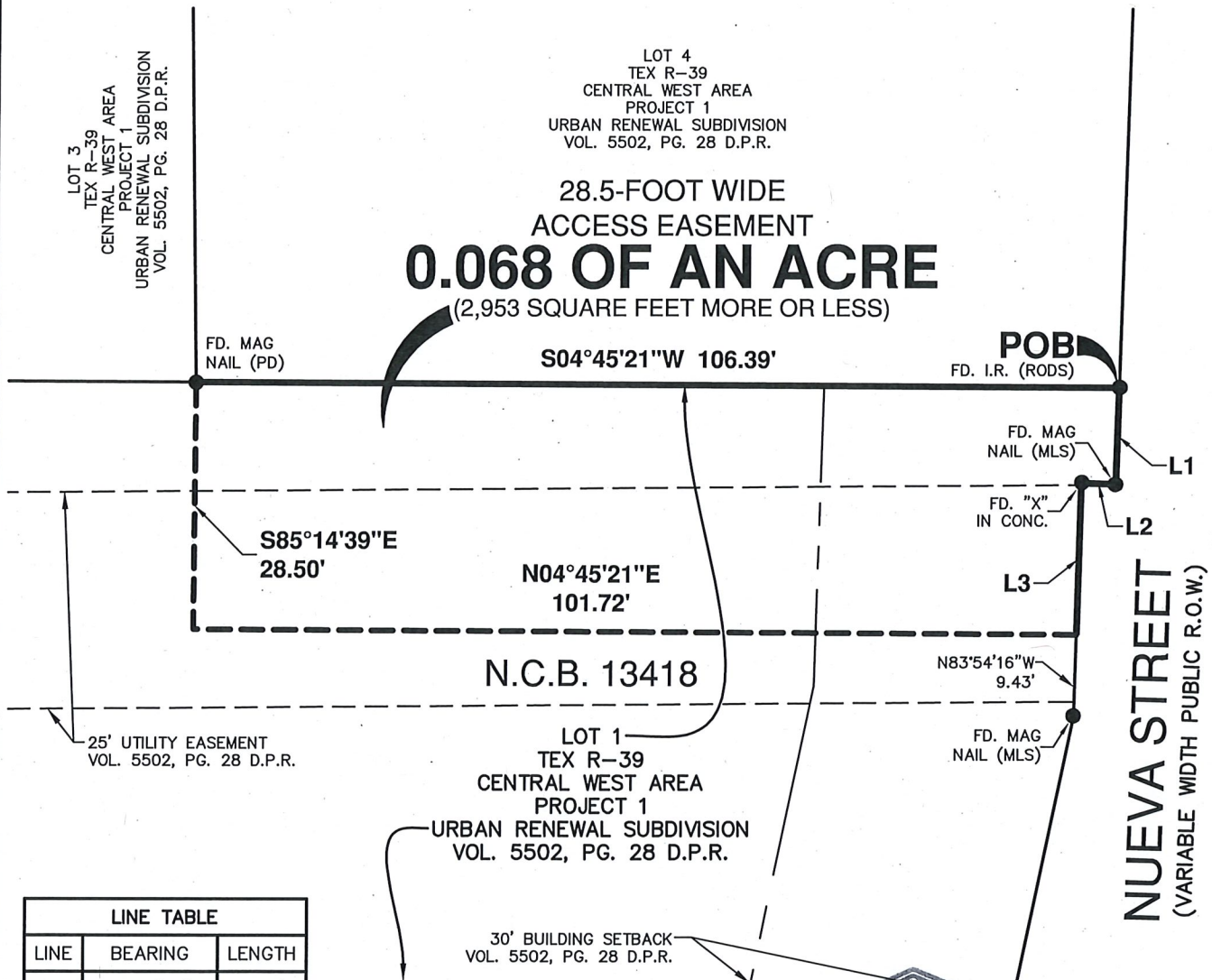
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FD FOUND

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 9006-19 BY PAPE-DAWSON ENGINEERS, INC.
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" = 20'



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N83°54'16"W | 11.11' |
| L2 | N06°05'44"E | 4.00' |
| L3 | N83°54'16"W | 17.49' |

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 #10028800



MARCH 1, 2019

SHEET 1 OF 1
JOB No.: 9006-19



METES AND BOUNDS DESCRIPTION
FOR A
28.5-FOOT WIDE ACCESS EASEMENT

A 0.068 of an acre, or 2,953 square feet more or less, easement located on Lot 1, Tex R-39, Central West Area, Project 1, Urban Renewal Subdivision recorded in Volume 5502, Page 28 in the Deed and Plat Records of Bexar County, Texas, in New City Block 13418 of the City of San Antonio, Bexar County, Texas. Said 0.068 of an acre easement 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 iron rod with cap marked "RODS" on the north right-of-way line of Nueva Street, a variable width right-of-way, at the southeast corner of said Lot 1 and the southwest corner of Lot 4 of said Tex R-39, Central West Area, Project 1, Urban Renewal Subdivision;

THENCE: Along and with the north right-of-way line of said Nueva Street and the south line of said Lot 1, the following bearings and distances:

N 83°54'16" W, a distance of 11.11 feet to a found mag nail marked "MLS";

N 06°05'44" E, a distance of 4.00 feet to a found "X" in concrete;

N 83°54'16" W, a distance of 17.49 feet to a point, from which a found mag nail marked "MLS" on the north right-of-way line of said Nueva Street and the south line of said Lot 1 bears N 83°54'16" W, a distance of 9.43 feet;

THENCE: Departing the north right-of-way line of said Nueva Street, over and across said Lot 1, the following bearings and distances:

N 04°45'21" E, a distance of 101.72 feet to a point;

S 85°14'39" E, a distance of 28.50 feet to a found mag nail with washer marked "Pape-Dawson" on the east line of said Lot 1, at the northwest corner of said Lot 4 and the southwest corner of Lot 3 of said Tex R-39, Central West Area, Project 1, Urban Renewal Subdivision;

THENCE: S 04°45'21" W, along and with the east line of said Lot 1 and the west line of said Lot 4, a distance of 106.39 feet to the POINT OF BEGINNING and containing 0.068 of an acre in the City of San Antonio, Bexar County, Texas. Said easement being described in conjunction with an exhibit map prepared under job number 9006-19 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 1, 2019
JOB NO. 9006-19
DOC. ID. N:\Survey19\19-9000\9006-19\9006-19 ESIE 0.068 AC.docx

