



METES AND BOUNDS DESCRIPTION
FOR KARNES STREET

A 0.429 acre, or 18,705 square feet more or less, tract of land comprised of all of the remainder of Karnes Street north of Newell Avenue, said Karnes Street established as a 45-foot public right-of-way in the O.S. Newell Subdivision, an antiquated plat recorded in Volume 72, Page 521 of the Deed Records of Bexar County Texas, and that 0.001 acre dedicated to public right-of-way in the Pearl Brewery Development Unit 4 subdivision recorded in Volume 9621, Page 160 of the Deed and Plat Records of Bexar County, Texas, now between New City Blocks 959 and 14164 of the City of San Antonio, Bexar County, Texas. Said 0.429-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 set nail with cap marked "Pape-Dawson" at the southeast corner of the herein described tract, on the north right-of-way line of Newell Street, a 60-foot wide public right-of-way this point, at the east corner of said 0.001-acre tract;

THENCE: N 77°31'28" W, a distance of 16.29 feet to a set nail with cap marked "Pape-Dawson", the southwest corner of said 0.001-acre tract, the original southeast corner of said Karnes Street;

THENCE: N 84°15'10" W, a distance of 45.98 feet to a set nail with cap marked "Pape-Dawson" at the southwest corner of said Karnes Street, and the southeast corner of a 0.0003-acre tract dedicated to right-of-way in deed to the State of Texas recorded in Volume 3268, Pages 1298-1303 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: N 17°12'22" E, with the west right-of-way of said Karnes Street, and east line of New City Block 959 a distance of 416.83 feet to a found ½" iron rod with cap marked "Pape-Dawson" at the southeast corner of Lot 909, Block 1 of said Pearl Brewery Development Unit 4;

THENCE: S 77°30'53" E, with the line of said Lot 909 a distance of 45.15 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson" on the west line of Lot 10, Block 1 of said Pearl Brewery Development Unit 4, an angle of said Lot 909, and the northeast corner of the herein described tract;

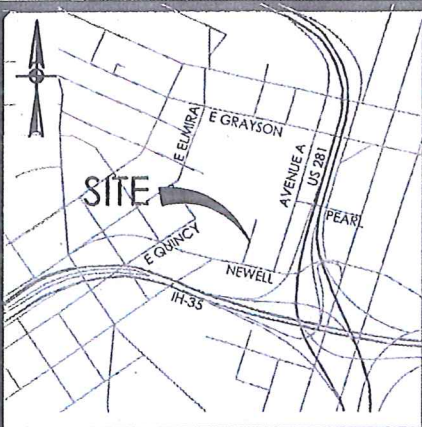
THENCE: S 17°11'47" W, with the east line of said Karnes Street, and west line of said Lot 10 a distance of 395.12 feet to a set nail with cap marked "Pape-Dawson";

Karnes Street
0.429 Acre
Job No: 9244-18

THENCE: Along a non-tangent curve to the right, said curve having a radial bearing of S 72°48'27" E, a radius of 15.00 feet, a central angle of 94°43'01", a chord bearing and distance of S 30°09'57" E, 22.07 feet, for an arc length of 24.80 feet to the POINT OF BEGINNING, and containing 0.429 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 9224-18 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 4, 2018
JOB NO. 9224-18
DOC. ID. N:\Survey18\18-9200\9224-18\Word\9224-18 Karnes ROW.docx



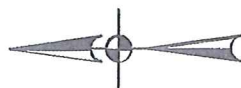


LOCATION MAP

MAPSCO: 617 A3
NOT-TO-SCALE

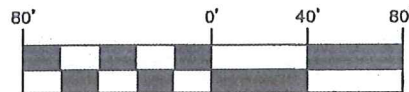
LEGEND:

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:

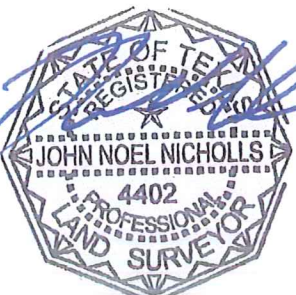
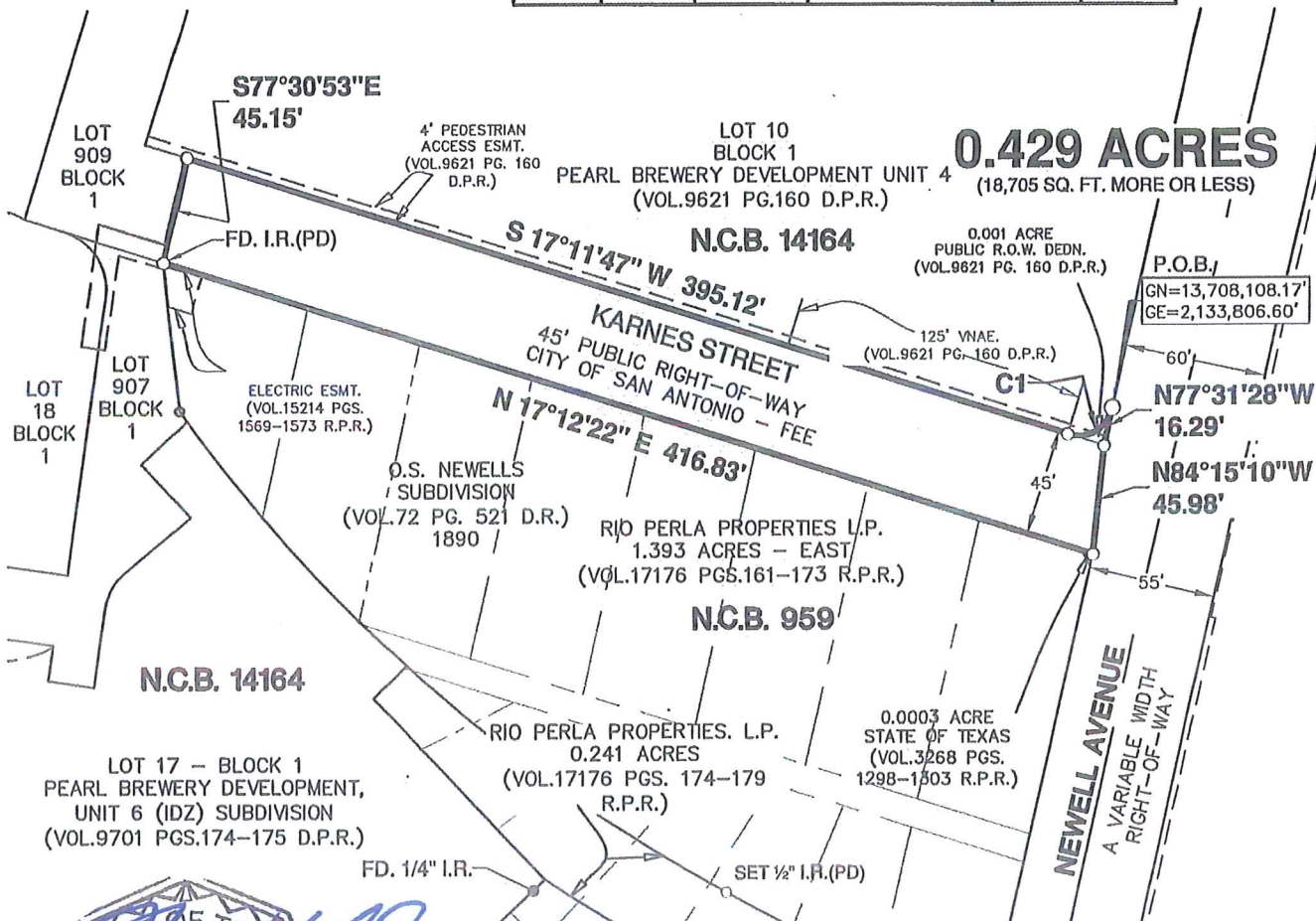
1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.



SCALE: 1" = 80'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	94°43'01"	S30°09'57"E	22.07'	24.80'



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.376.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10026800

EXHIBIT

FOR KARNES STREET

A 0.429 ACRE, OR 18,705 SQUARE FEET MORE OR LESS, TRACT OF LAND COMPRISED OF ALL OF THE REMAINDER OF KARNES STREET NORTH OF NEWELL AVENUE, SAID KARNES STREET ESTABLISHED AS A 45-FOOT PUBLIC RIGHT-OF-WAY IN THE O.S. NEWELL SUBDIVISION, AN ANTIQUATED PLAT RECORDED IN VOLUME 72, PAGE 521 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS, AND THAT 0.001 ACRE DEDICATED TO PUBLIC RIGHT-OF-WAY IN THE PEARL BREWERY DEVELOPMENT UNIT 4 SUBDIVISION RECORDED IN VOLUME 9621, PAGE 160 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, NOW BETWEEN NEW CITY BLOCKS 959 AND 14164 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

October 4, 2018

SHEET 1 OF 1
JOB No.: 9224-18