

Z-2023-10700225

Exhibit "A"

A 0.821 acre tract, being Lots 27, 28, a portion of Lot 29, New City Block 965, San Antonio, Bexar County, Texas, and Lots 33-37, New City Block 965, San Antonio, Bexar County, Texas, recorded in Volume 1625, Page 215, Deed and Plat Records of Bexar County, Texas, and the north 32' of Lot 1, New City Block 6323, San Antonio, Bexar County, Texas, being the same tract described in Deed Recorded in Volume 6354, Page 904, Official Public Records of Bexar County, Texas, being more particularly described as:

- BEGINNING:** At a set pk nail & washer, said point being S12°26'51"W, a distance of 100.00 feet from the intersection of east right-of-way line of Broadway Street and south right-of-way line of Casa Blanca Street, and being along the east right-of-way line of Broadway Street and being the Point of Beginning;
- THENCE:** Departing the east right-of-way line of Broadway Street, S77°33'09"E, a distance of 160.50 feet to a fence post for an angle point;
- THENCE:** N12°26'51"E, a distance of 100.00 feet to a set 1/2" iron pin for an angle point, said point being along the south right-of-way line of Casa Blanca Street;
- THENCE:** Along the south right-of-way line of Casa Blanca Street, S77°33'09"E, a distance of 11.00 feet to a set 1/2" iron pin for an angle point, said point being a common corner of this tract and the northwest corner of Lot 32;
- THENCE:** Departing the south right-of-way line of Casa Blanca Street and along the common line of this tract and west line of Lot 32, S12°26'51"W, a distance of 46.80 feet to a set 1/2" iron pin for an angle point, said point being a common corner of this tract and the southwest corner of Lot 32;
- THENCE:** Along the common line of this tract and the south line of Lot 32, S77°33'09"E, a distance of 89.50 feet to a set 1/2" iron pin for an angle point, said point being a common corner of this tract and the southeast corner of Lot 32 and being along the west right-of-way line of N. Alamo Street;
- THENCE:** Along the west right-of-way line of N. Alamo Street, S12°26'51"W, a distance of 174.10 feet to a set 1/2" iron pin for an angle point, said point being the southeast corner of this tract;
- THENCE:** Along the southern property line of this tract the following Bearings and Distances:
- Departing the west right-of-way line of N. Alamo Street, N81°58'41"W, a distance 128.00 feet to a set 1/2" iron pin for an angle point,
- N12°26'51"E, a distance 32.00 feet to a set 1/2" iron pin for an angle point,
- N81°58'41"W, a distance 133.78 feet to a found 1/2" iron pin for an angle point,
- THENCE:** Along the east right-of-way line of Broadway Street, N12°26'51"E, a distance of 109.10 feet to the POINT OF BEGINNING and containing 0.821 acres of Property.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 2/16/2023 9:55 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk

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EXHIBIT A

LAND DESCRIPTION

A 0.368-acre tract, being Lots 25, 26, AND a portion of Lot 29, New City Block 965, San Antonio, Bexar County, Texas, being the same tract described in Deed Recorded in Volume 16284, Page 2057, Official Public Records of Bexar County, Texas.

BEGINNING: At a set PK nail & washer, said point being the intersection of east right-of-way line of Broadway Street and south right-of-way line of Casa Blanca Street, and being northwest corner of this tract and being the Point of Beginning;

THENCE: Along the south right-of-way line of Casa Blanca Street and along the north property line of this tract, S77°33'09"E, a distance of 160.50 feet to a found 1/2" iron pin for an angle, said point being the northeast corner of this tract;

THENCE: Departing the south right-of-way line of Casa Blanca Street and along the east property line of this tract, S12°26'51"W, a distance of 100.00 feet to a fence post for an angle point, said point being the southeast corner of this tract;

THENCE: N77°33'09"W, a distance of 160.50 feet to a found 1/2" iron pin for an angle point, said point being along the east right-of-way line of Broadway Street and being the southwest corner of this tract;

THENCE: Along the east right-of-way line of Broadway Street, N12°26'51"E, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.368 acres of land.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Restrictive covenants of record recorded as Volume 542, Page 328, Deed Records of Bexar County, Texas.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 7/7/2023 3:21 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk