

**EXHIBIT "A"**  
**A METES AND BOUNDS DESCRIPTION OF A 0.0696 OF AN ACRE TRACT**  
**TO BE CLOSED/VACATED AND ABANDONED**

A description of a 0.0696 of an acre (3,030 sq. ft.) tract to be closed/vacated and abandoned as a public right-of-way, being a portion of Elvira Street, recorded in Volume 6313, Pages 0709, Official Public Records of Bexar County, Texas, (O.P.R.B.C.T.), situated in the San Antonio Towntracts Survey, New City Block 2436, in the City of San Antonio, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

**COMMENCING:** at a found 1/2" iron rod on a corner of a 1.9147 acre tract, recorded in Volume 9531, Pages 123, Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.T.);

**THENCE:** North 79°43'34" West, a distance of 319.53 feet, to a set 1/2-inch iron rod with a green plastic cap marked "UP ENG & SURVEY", the **POINT OF BEGINNING**, and the northeast corner of the herein described tract having a State Plane Coordinate NAD 83, Texas South Central Zone (N: 13,700,290.84, E: 2,122,039.19);

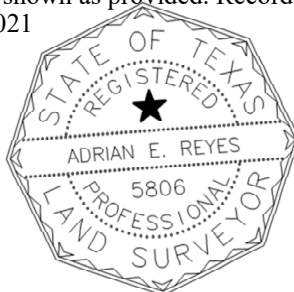
**THENCE:** Along and with the aforementioned portion of Elvira Street, the following four (4) courses and distances:

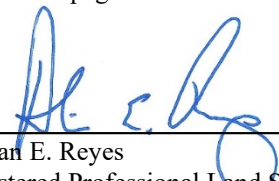
- 1) South 06°17'59" West, a distance of 20.20 feet to a set 1/2-inch iron rod with a green plastic cap marked "UP ENG & SURVEY", the southeast corner of the herein described tract, from which a found 1/2-inch iron rod bears South 41°32'04" East, a distance of 228.34 feet for a point of reference;
- 2) North 83°42'01" West, a distance of 150.00 feet to a calculated point, on the northeast corner of Lot 23A, and the northwest corner of Lot 24A, recorded in Volume 6313, Page 0709, O.P.R.B.C.T., the southwest corner of the herein described tract;
- 3) North 06°17'59" East, departing the south right-of-way line of Elvira Street, a distance of 20.20 feet to a calculated point, on the north right-of-way line of Elvira Street, the southeast corner of Lot 12, the southwest corner of Lot 13, and the northwest corner of the herein described tract;
- 4) South 83°42'01" East, along and with the north right-of-way line of Elvira Street, a distance of 150.00 feet to the **POINT OF BEGINNING**, and containing 0.0696 of an acre (3,030 sq. ft.) of land more or less.

Notes:

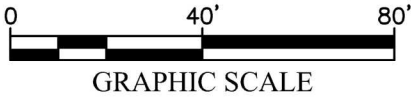
- 1) Bearings shown hereon are grid bearings of the Texas State Plane Coordinate System, South Central Zone (4204), NAD83, US Survey Feet. Distances shown hereon are grid.
- 2) This description and the attached plat (Exhibit "B") were prepared for the purposes of creating a tract to be closed/vacated and abandoned as a public right-of-way and is not intended for use as a property boundary survey.
- 3) Record information shown hereon is based upon a public records search performed by UP Engineering + Surveying. Owner name shown as provided. Record volume and page noted document provided by others.
- 4) Date of Survey: 08/06/2021

UP Engineering + Surveying  
11903 Jones Maltsberger Rd.  
Suite 102  
San Antonio, Texas 78216  
TBPELS Firm No. 10194606

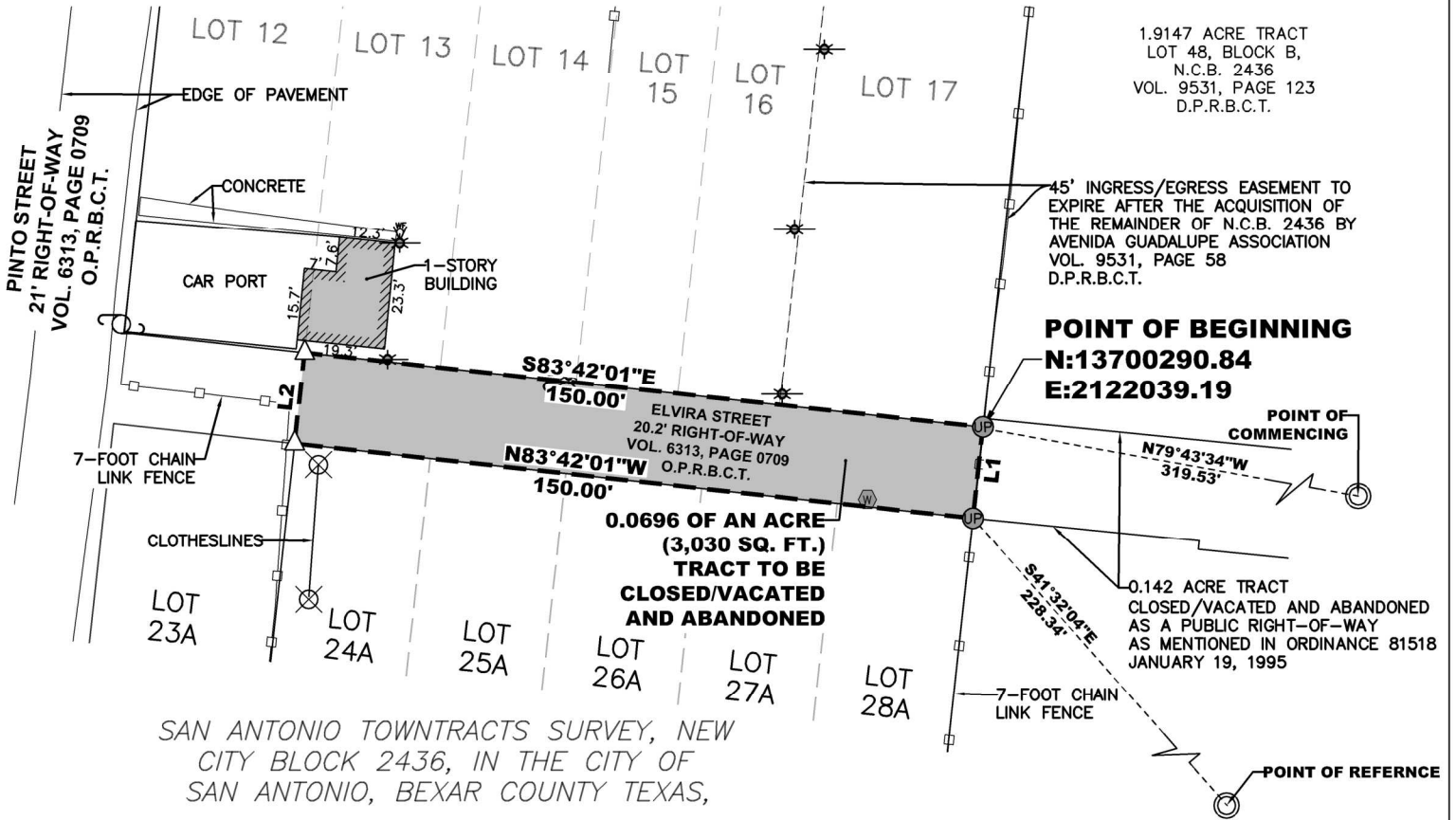
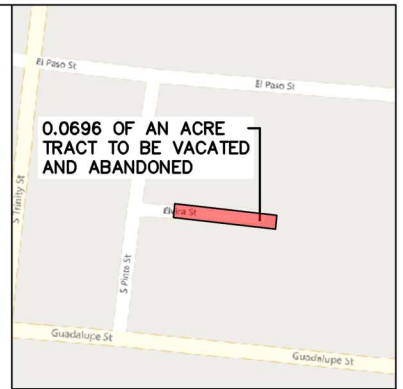


  
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Adrian E. Reyes Date: 01-25-2023  
Registered Professional Land Surveyor  
No. 5806 – State of Texas

# EXHIBIT "B"



LINE TABLE		
LINE	BEARING	LENGTH
L1	S06°17'59"W	20.20'
L2	N06°17'59"E	20.20'

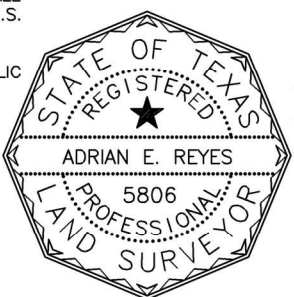


1.9147 ACRE TRACT  
LOT 48, BLOCK B,  
N.C.B. 2436  
VOL. 9531, PAGE 123  
D.P.R.B.C.T.

**NOTES:**  
1. ALL BEARINGS ARE GRID BEARINGS AND ARE BASED ON TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83, ALL DISTANCES ARE REPRESENTED IN GRID VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM.

2. RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY UP ENGINEERING + SURVEYING.

ADRIAN E. REYES R.P.L.S., Texds No. 5806  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION No. 5806  
Date: 01-25-2023



- LEGEND**
- SET 1/2-inch IRON ROD WITH GREEN PLASTIC CAP "UP ENG & SURVEY" FOUND 1/2" IRON ROD
  - CALCULATED POINT
  - POWER POLE
  - LIGHT POLE
  - PROPERTY LINE
  - TRACT TO BE CLOSED/VACATED AND ABANDONED
  - EXISTING EASEMENT
  - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
  - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
  - VOLUME
  - NEW CITY BLOCK

SHEET  <b>2</b>  OF 2	PROJECT NO.	254.00
	CHECKED:	A.REYES
	DRAWN:	S.PEDRAZA
	FIELD CREW:	LS/DZ
	FIELD WORK DATE:	08-06-2021
	REVISION:	REV2

(3,030 SQ. FT.)  
0.0696 OF AN ACRE TRACT TO BE  
CLOSED/VACATED AND ABANDONED  
N.C.B. 2436 in City of San Antonio,  
Bexar County, Texas

**UP**  
ENGINEERING + SURVEYING

11903 JONES MALTSBERGER RD, SUITE 102  
SAN ANTONIO, TX 78216 TEL 210-774-5504  
WWW.UPENGINEERING.COM TPBE F-17992  
TBPELS F-10194606