

**LOCATION MAP**

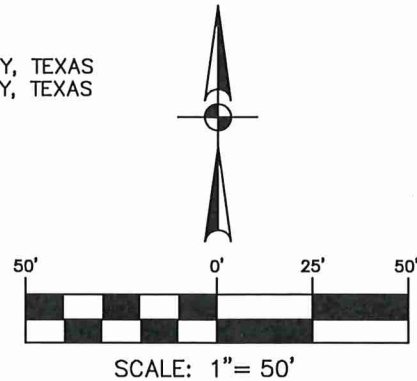
NOT-TO-SCALE

**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
- PR PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 11503-39 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.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S18°37'04"W	235.71'
L2	S30°16'27"W	49.24'
L3	N18°37'04"E	283.11'
L4	S76°08'32"E	9.98'

W. GRAYSON ST  
(VARIABLE WIDTH PUBLIC R.O.W.)

E. GRAYSON ST  
(VARIABLE WIDTH PUBLIC R.O.W.)

BROADWAY SA  
INVESTORS GROUP LLC  
DOC. NO.  
20130036138 OPR

SET 1/2" I.R.(PD) L4 S76°08'32"E 62.59' FD. "+ IN CONC

**P.O.B.**  
FD. MAG NAIL

1.602 ACRE TRACT  
BROADWAY SA  
INVESTORS GROUP LLC  
DOC. NO.  
20090195931 OPR

5701 BROADWAY LTD  
DOC. NO.  
2009009904 OPR

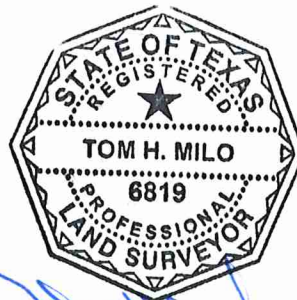
E. ELMIRA ST  
(VARIABLE WIDTH PUBLIC R.O.W.)

SAN ANTONIO RIVER  
(VARIABLE WIDTH)

**0.059 OF  
AN ACRE**  
(2,581 SQUARE FEET  
MORE OR LESS)

E. LOCUST ST  
(VARIABLE WIDTH PUBLIC R.O.W.)

SET 1/2" I.R.(PD)



*[Handwritten Signature]*  
3/14/2023



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

MARCH 2023

SHEET 1 OF 1  
JOB No.:11503-39

METES AND BOUNDS DESCRIPTION  
FOR

A 0.059 of an acre, or 2,581 square feet more or less, tract of land out of that E. Elmira Street, a variable width public right-of-way, maintained by the City of San Antonio, of the City of San Antonio, Bexar County, Texas. Said 0.059 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 on the south right-of-way line of E. Grayson Street, a variable width public right-of-way, at the northwest corner of a 1.602 acre tract, conveyed to Broadway SA Investors Group LLC, in deed recorded in Document No. 20090195931, of the Official Public Records of Bexar County, Texas, same being the east right-of-way line of said E. Elmira Street, from which a found "x" scribed in concrete bears S 76°08'32" E, a distance of 62.59 feet to the north corner of said 1.602 acre tract;

**THENCE:** S 18°37'04" W, along and with the west line of said 1.602 acre tract, same being the east right-of-way line of said E. Elmira Street, a common line, a distance of 235.71 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";

**THENCE:** S 30°16'27" W, continuing along said common line, a distance of 49.24 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson", for the south corner of the herein described tract;

**THENCE:** N 18°37'04" E, departing said common line, over and across said E. Elmira Street, a distance of 283.11 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson", for the northwest corner of the herein described tract and lying on the southerly right of way of E. Grayson Street;

**THENCE:** S 76°08'32" E, continuing across said right-of-way line, a distance of 9.98 feet to the POINT OF BEGINNING and containing 0.059 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11503-39 by Pape-Dawson Engineers, Inc.

**PREPARED BY:** Pape-Dawson Engineers, Inc.  
**DATE:** March 10, 2023  
**JOB NO.** 11503-39  
**DOC. ID.** N:\CIVIL\11503-39\Word\11503-39 FN 0.059AC.docx



*[Handwritten signature]* 3/14/2023