

METES AND BOUNDS DESCRIPTION
FOR

A 0.008 acre, or 362 square feet more or less, tract of land being a portion of the E. Elmira Street right-of-way, a variable width public right-of-way, dedicated to the City of San Antonio, as shown on that Mathews Subdivision, plat recorded in Volume 5580, Page 54 of the Deed and Plat Records of Bexar County, Texas, of the City of San Antonio, Bexar County, Texas. Said 0.008 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 ½" iron rod with a yellow cap stamped "Pape-Dawson" on the southerly right-of-way line of E. Elmira Street, a variable width public right-of-way, at the northwest corner of a 0.400 acre tract conveyed to Broadway SA Investors GP LLC, in Document No. 20180212604, of the Official Public Records of Bexar County, Texas, and at the northeast corner of former Schiller Street, a 55.6 foot right-of-way vacated by ordinance 2016-08-0612;
- THENCE: S 55°55'43" W, along and with the north line of said former Shiller St., same begin the southerly line of said E. Elmira St., a distance of 55.60 feet to a found ¼" iron rod at the west corner of said former Schiller St., also being the north corner of Lot 6, Block 10, of said Mathews Subdivision,
- THENCE: S 55°49'42" W, continuing along the south right-of-way line of said E. Elmira St., same being the northerly line of said Mathews Subdivision, a distance of 146.74 feet to a found ½" iron rod with a yellow cap stamped "Pape-Dawson", at the north corner of said Lot 13;
- THENCE: S 33°40'25" E, departing said southerly right-of-way line, along and with the northeast line of said Lot 13, a distance of 2.20 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson";
- THENCE: S 55°49'42" W, along and with the northwest line of said Lot 13, a distance of 92.88 feet to a found ½" iron rod on the west corner of said Lot 13, on the northeast line of a tract conveyed to Hope Action Care, in deed recorded in Volume 7885, Page 611 of said Official Public Records;
- THENCE: N 33°42'32" W, along and with said northeast line, a distance of 3.35 feet to a set ½" iron rod with a yellow cap stamped "Pape-Dawson" in the southerly right-of-way line of said E. Elmira Street;
- THENCE: N 56°04'11" E, over and across said E. Elmira St., a distance of 295.22 feet to the POINT OF BEGINNING and containing 0.008 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 11503-16 by Pape-Dawson Engineers, Inc.

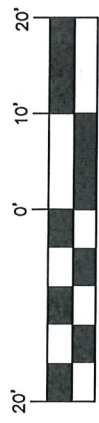
PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 2022
JOB NO. 11503-16
DOC. ID. N:\CIVIL\11503-16\Word\11503-16 FNES_0.008 AC.docx





LOCATION MAP

NOT-TO-SCALE



SCALE: 1" = 20'



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. 11503-16 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.

0.400 ACRE TRACT
OWNER: BROADWAY SA
INVESTORS GP LLC
(DOC. NO. 20180212604, OPR)

SEE
DETAIL "A"
SET I.R. (PD)

SCHILLER ST.
(FORMERLY)
(VACATED BY ORDINANCE
2018-08-18-0812)

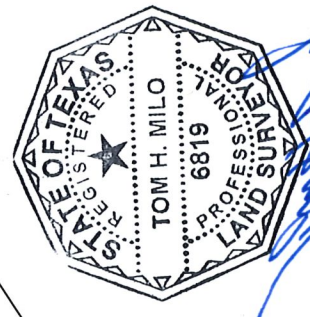
LOT 6, BLOCK 10

REMAINING PORTION
OF
LOT 4, BLOCK 10

RIGHT-OF-WAY
0.008 ACRES
(362 SQ. FT. MORE OR LESS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S55°55'43"W	55.60'
L2	S55°49'42"W	146.74'
L3	S33°40'25"E	2.20'
L4	S55°49'42"W	92.88'
L5	N33°42'32"W	3.35'
L6	N56°04'11"E	295.22'

1.750 AC
OWNER: BROADWAY SA
INVESTORS GP LLC
(VOL. 14877, PG. 546, OPR)
(DOC. NO. 20180212604, OPR)



OWNER: HOPE
ACTION CARE
(VOL. 7885,
PG. 611, OPR)

MATHEWS SUBDIVISION
LOT 13, BLOCK 10
(VOL. 5580, PG. 54 D.P.R.)

**PAPE-DAWSON
ENGINEERS**

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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028800

MARCH 2022

SHEET 1 OF 1
JOB No.: 11503-16