



LEGEND

CO ○	CLEAN OUT
WM ○	WATER METER
LP ⊕	LIGHT POLE
TSB □	TRAFFIC SIGNAL BOX
PM ○	PARKING METER

THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY BASED ON RECORDED PLAT(S) AND/OR RECORDED DOCUMENTS IN OUR FILES. ALL MATTERS AFFECTING THE PROPERTY, INCLUDING BUT NOT LIMITED TO RESTRICTIONS IMPOSED BY RECORDED DOCUMENTS OR ZONING AND USE REGULATIONS, MAY NOT NECESSARILY BE SHOWN. THE BUYER/OWNER IS ADVISED TO CONSULT WITH A QUALIFIED TITLE EXAMINER TO DETERMINE THE EXISTENCE AND LOCATION OF ANY SUCH LIMITATIONS AND THE EFFECT IT MAY HAVE ON THE CONTEMPLATED LAND USE.

BASIS OF BEARING IS RECORDED PLAT AS FOUND MONUMENTED ON THE GROUND
 SCALE: 1"=30' DATE OF SURVEY: 12/28/09 DRAWN BY: KCK COMPUTED BY: KCK CHECKED BY: GER

To: The Lessor and/or Landowner and to _____
 I, Gaylord E. Reaves a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

Lot(s) 0.408 ACRE TRACT Block --- N.C.B. 173
 Addition or Subdivision CITY OF SAN ANTONIO
 Volume S294, Page 872 of the REAL PROPERTY records of BEJAR County, Texas.
 Owner: CITY OF SAN ANTONIO
 Address: 307 DWYER AVE. GF No. ---



Gaylord E. Reaves 12/30/09
 Registered Professional Land Surveyor
 JOB NO. 34266*

GRE GE Reaves Engineering, Inc.
 P.O. Box 791793
 San Antonio, Tx. 78279-1793
 (210) 490-4506, Fax 490-4812

Metes and Bounds
0.408 Acre Tract
N.C.B. 173
City of San Antonio, Texas
December 30, 2009

Being that same 0.40 acre tract of land being a part of New City Block 173, City of San Antonio, Texas, as described in Volume 5294, Page 872 of the Real Property Records of Bexar County, Texas, and being more particularly described as follows;

Beginning: at the northeast corner of a three story building located on this tract, being the northeast corner of said N.C.B. 173 at the intersection of the west right-of-way line of Dwyer Avenue (65' R.O.W.) and the south R.O.W. line of Stumberg Street (60' R.O.W.), for the northeast corner of this tract described herein;

Thence: South 05°15'00" West, 189.05 feet along the west R.O.W. line of said Dwyer Avenue, same being the east face of said building, to the southeast corner of said building, being the northeast corner of a 0.135 acre tract as recorded in Volume 12151, Page 679 of the Real Property Records of Bexar County, Texas, for the southeast corner of this tract described herein;

Thence: North 84°34'00" West, 74.16 feet, departing said R.O.W. line, along the north line of said 0.135 acre tract, same being the south face of said building, to an angle point of said building, and continuing North 67°15'00" West, 32.66 feet to the southwest corner of said building on the east line of a 2.22 acre tract as recorded in Volume 6761, Page 1977 of the Real Property Records of Bexar County, Texas, being the northwest corner of said 0.135 acre tract, for the southwest corner of this tract described herein;

Thence: North 14°27'00" East, 54.78 feet, along the east line of said 2.22 acre tract, same being the west face of said building, to the intersection with a building on the adjoining tract, and continuing along a common wall of the two buildings 142.91 feet to the end of said wall, then continuing 0.73 feet for a total distance of 198.42 feet to a cut cross in concrete on the south R.O.W. line of said Stumberg Street, being the northeast corner of said 2.22 acre tract, for the northwest corner of this tract described herein;

Thence: South 71°50'00" East, 75.49 feet, along said R.O.W. line, to the **POINT OF BEGINNING** and containing 0.408 acres of land, more or less, as surveyed on the ground by GE Reaves Engineering, Inc. on December 29, 2009.

Gaylord E. Reaves, RPLS 3501



FN34266

Gaylord E. Reaves 12/30/09