

AN ORDINANCE

2011-10-06-0821

**CLOSING, VACATING, AND ABANDONING IMPROVED PORTIONS OF A 0.426 ACRE PORTION OF WEST TRAVIS STREET, A 0.445 ACRE PORTION OF WEST HOUSTON STREET, A 0.753 ACRE PORTION OF NORTH COMAL STREET AND 0.106 ACRE PORTION OF MUSTANG ALLEY PUBLIC RIGHTS-OF-WAY, AS REQUESTED BY BEXAR COUNTY, THE OTHERWISE APPLICABLE FEE OF \$375,817 TO BE WAIVED.**

\* \* \* \* \*

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** Subject to the reservation below, the City finds the following rights of way are no longer essential to the safe and efficient flow of traffic in the area in which the right of way is located. As an exercise of its discretion, the City Council closes, vacates, and abandons the right of way. The affected rights of way are:

- A. a 0.426 acre portion of West Travis Street, a picture of which appears at **Attachment I** and detailed description of which appears in **Attachment II**;
- B. a 0.445 acre portion of West Houston Street, a picture of which appears at **Attachment I** and detailed description of which appears in **Attachment III**;
- C. a 0.753 acre portion of North Comal Street, a picture of which appears at **Attachment I** and detailed description of which appears in **Attachment IV**; and
- D. 0.106 acre portion of Mustang Alley, a picture of which appears at **Attachment I** and detailed description of which appears in **Attachment V**.

**SECTION 2.** All attachments are incorporated into this ordinance for all purposes as if they were fully set forth. Attachments II, III, IV, and V control over any discrepancy between them and Attachment I.

**SECTION 3.** This ordinance does not release any public rights in the subject tract for drainage, water and wastewater lines, electric transmission and distribution lines, gas lines, communication lines of all types, or any other rights except for the right of the public to travel on the subject tract. Neither does this ordinance give up any right arising other than from the plat or other document creating the street or alley. The City expressly reserves all rights not released.

**SECTION 4.** The City Manager or her designee, severally, are authorized and directed to execute and deliver all documents and to do all other things conducive to reflect this closure, abandonment, and vacation.

**SECTION 5.** The affected rights of way exist by easement. The underlying fee ownership of the affected rights of way by the adjacent lot owners is now unburdened by the rights closed, vacated, and abandoned. For purposes of future conveyance and to better reflect their ownership generally, owners of the adjacent property should replat, but no such replat impairs the rights retained by City in the affected right of way.

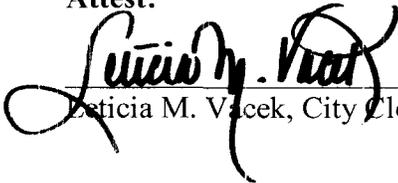
**SECTION 6.** There is no income in connection with this street closure. The otherwise applicable fee of \$375,817 for all closures combined is waived.

**SECTION 7.** This ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

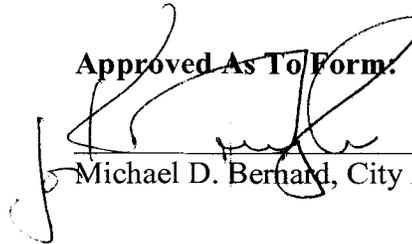
**PASSED AND APPROVED** this 6<sup>th</sup> day of October 2011.

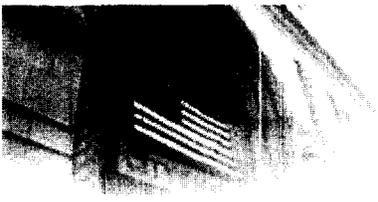
  
M A Y O R  
Julián Castro

Attest:

  
Lucinda M. Vacek, City Clerk

Approved As To Form.

  
Michael D. Bernard, City Attorney



Request for  
**COUNCIL  
ACTION**

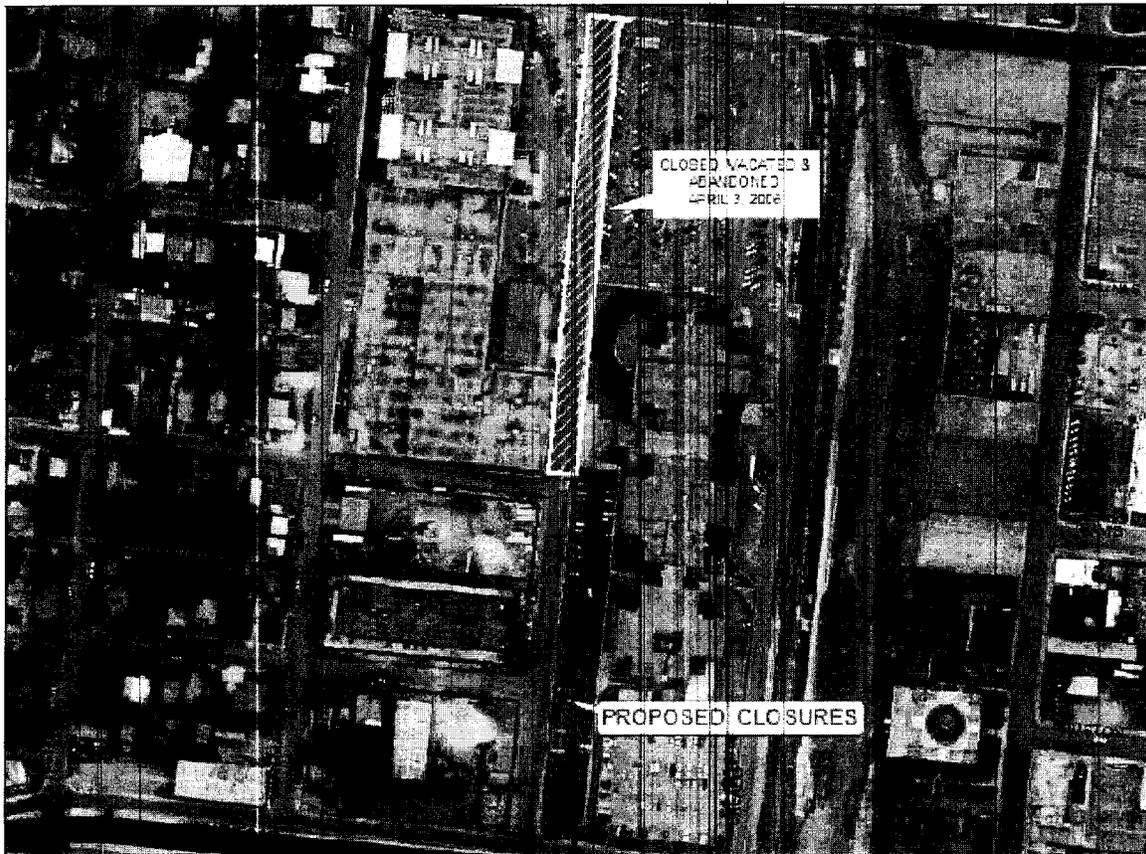
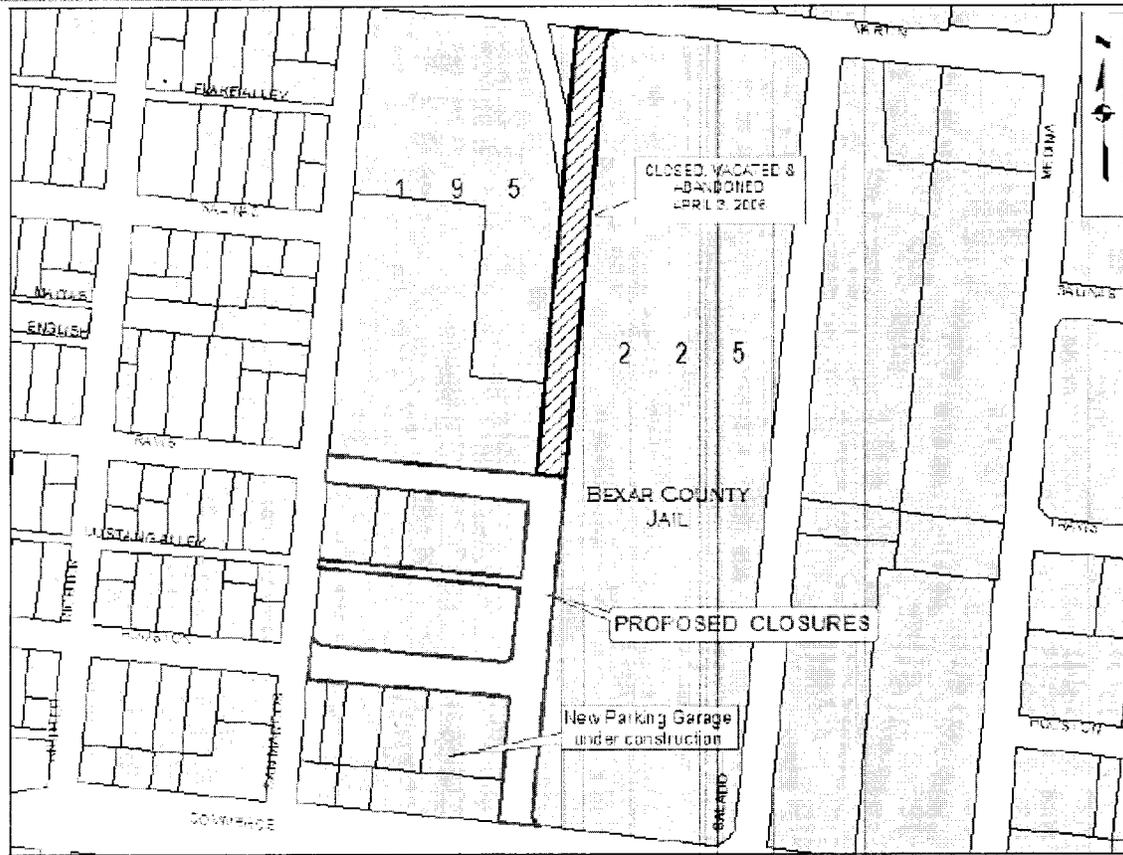
City of San Antonio



## Agenda Voting Results - 14B

<b>Name:</b>	4, 5, 6, 7, 8, 9, 10, 11A, 11B, 12, 13, 14A, 14B, 15, 16, 18A, 18B, 19, 20, 21, 22, 23, 24, 26, 27						
<b>Date:</b>	10/06/2011						
<b>Time:</b>	09:38:01 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	An Ordinance authorizing the closure, vacation and abandonment of improved portions of a 0.426 acre portion of West Travis Street, a 0.445 acre portion of West Houston Street, a 0.753 acre portion of North Comal Street and 0.106 acre portion of Mustang Alley public rights-of-way located near the Bexar County Jail in NCB 225, for a fee of \$ 375,817.00 which has been recommend to be waived.						
<b>Result:</b>	Passed						
Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Julián Castro	Mayor		x				
Diego Bernal	District 1		x				x
Ivy R. Taylor	District 2		x				
Jennifer V. Ramos	District 3		x			x	
Rey Saldaña	District 4		x				
David Medina Jr.	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x				
W. Reed Williams	District 8		x				
Elisa Chan	District 9		x				
Carlton Soules	District 10		x				

# Attachment I



## Attachment II

0.426 of an acre, or 18,546 square feet more or less, tract of land being a portion of W. Travis Street (55.6-foot right-of-way), from the easterly right-of-way line of N. San Marcos Street to the westerly right-of-way line of N. Comal Street, in the City of San Antonio, Bexar County, Texas. Said 0.426 of an acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

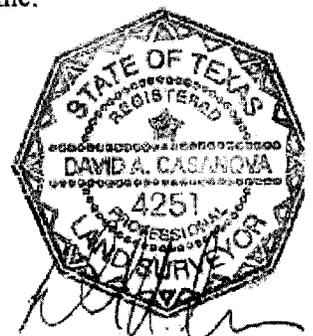
- BEGINNING: At a set mag nail with washer marked "PAPE DAWSON" at the southwest corner of Lot 10, Block 83, New City Block 195, LaBatt Warehouse Subdivision, recorded in Volume 9526, Page 186 of the Deed and Plat Records of Bexar County, Texas, the northeast corner of the intersection of N. San Marcos Street (variable width right-of-way) and W. Travis Street;
- THENCE: Along the north right-of-way line of W. Travis Street, South 84°20'17" East a distance of 333.60 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" at the southeast corner of said Lot 10, the northwest corner of the intersection of W. Travis Street and N. Comal Street (variable width right-of-way);
- THENCE: Departing the north right-of-way line of W. Travis Street and crossing W. Travis Street, South 05°26'13" West a distance of 55.60 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" at the northeast corner of Lot 14, Block 82, New City Block 193, the southwest corner of the intersection of W. Travis Street and N. Comal Street;
- THENCE: Along the south right-of-way line of W. Travis Street, North 84°20'17" West a distance of 333.60 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" at the northwest corner of Lot 9, Block 82, New City Block 193, the southeast corner of the intersection of W. Travis Street and N. San Marcos Street;
- THENCE: Departing the south right-of-way line of W. Travis Street and crossing W. Travis Street, North 05°26'13" East a distance of 55.60 feet to the POINT OF BEGINNING, and containing 0.426 of an acre in the City of San Antonio, Bexar County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

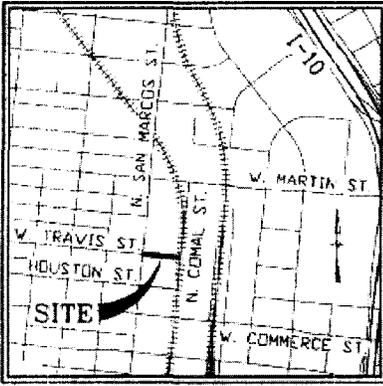
PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: January 20, 2011

JOB NO. 9003-11

DOC. ID. N:\SURVEY11\11-9000\9003-11\WORD\TRAVIS ST MBs.doc

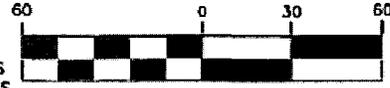




**LOCATION MAP**  
N.T.S.

**DEED/PLAT REFERENCE**

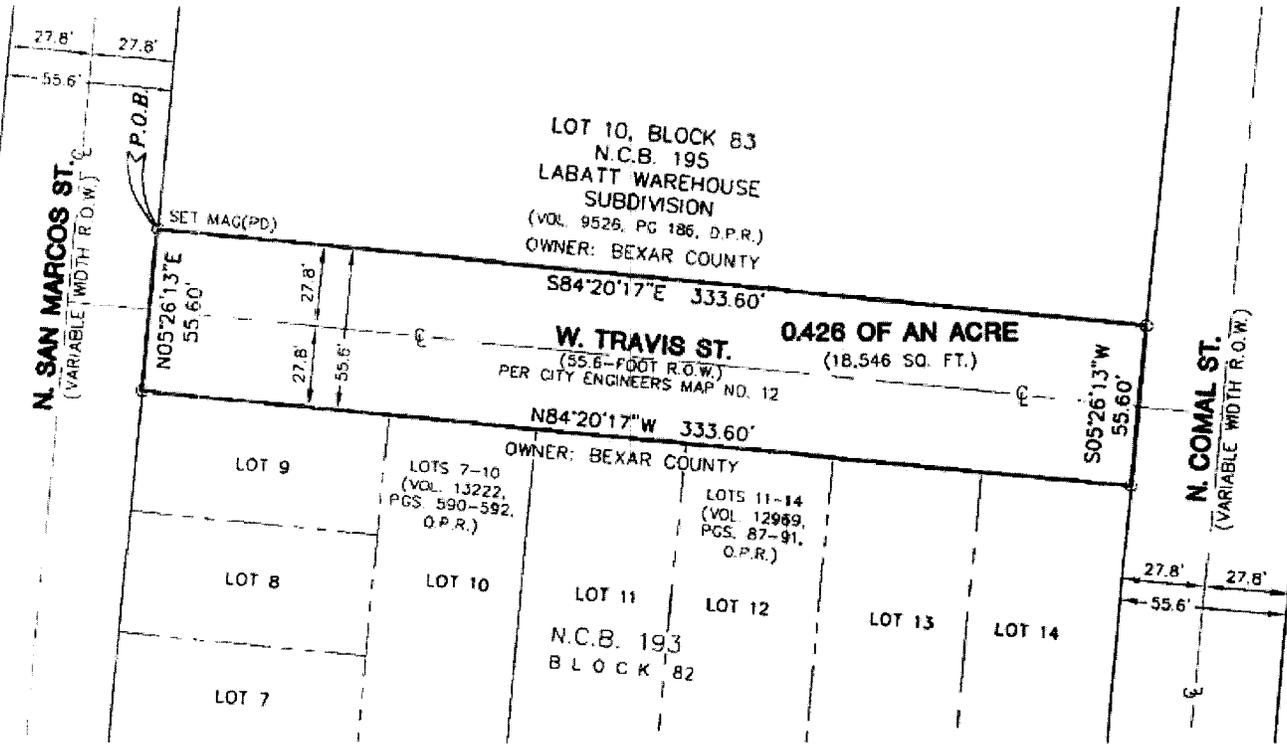
D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 O.P.R. OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS  
 F.I.R.(PD) FOUND IRON ROD WITH CAP MARKED PAPE DAWSON  
 SET MAG(PD) SET MAG NAIL WITH WASHER MARKED PAPE DAWSON



( IN FEET )  
1 inch = 60 ft.

**NOTES:**

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
- 3) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.



**EXHIBIT OF**

0.426 OF AN ACRE, OR 18,546 SQUARE FOOT MORE OR LESS, TRACT OF LAND, BEING A PORTION OF W. TRAVIS STREET (55.6-FOOT R.O.W.), FROM THE EASTERLY RIGHT-OF-WAY LINE OF N. SAN MARCOS STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF N. COMAL STREET, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



*[Handwritten Signature]*  
1-20-11



333 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9000

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 430  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100280-01

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**JOB No.: 9003-11**

### Attachment III

0.445 of an acre, or 19,381 square feet more or less, tract of land being a portion of Houston Street (55.6-foot right-of-way), from the easterly right-of-way line of N. San Marcos Street to the westerly right-of-way line of N. Comal Street, in the City of San Antonio, Bexar County, Texas. Said 0.445 of an acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

- BEGINNING:** At a set 1/2" iron rod with cap marked "PAPE DAWSON" in the west line of Lot 15, Block 82, New City Block 193, Bexar County Adult Probation Bldg. Subdivision, recorded in Volume 9594, Page 188 of the Deed and Plat Records of Bexar County, Texas, the east right-of-way line of N. San Marcos Street (variable width right-of-way) at the north end of a 15-foot radius curve at the northeast corner of the intersection of N. San Marcos Street and Houston Street;
- THENCE:** Along said curve to the left, having a radial bearing of South 84°33'47" East, a radius of 15.00 feet, a central angle of 89°46'30", a chord bearing and distance of South 39°27'02" East, 21.17 feet, for an arc length of 23.50 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" on the south line of said Lot 15, the north right-of-way line of Houston Street;
- THENCE:** Along the north right-of-way line of Houston Street, South 84°20'17" East a distance of 299.20 feet to a set mag nail with washer marked "PAPE DAWSON" at the south end of a 15-foot radius curve at the northwest corner of the intersection of Houston Street and N. Comal Street (variable width right-of-way);
- THENCE:** Along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°13'30", a chord bearing and distance of North 50°32'58" East, 21.25 feet, for an arc length of 23.62 feet to a set mag nail with washer marked "PAPE DAWSON" in the east line of said Lot 15, the west right-of-way line of N. Comal Street;
- THENCE:** Along the west right-of-way line of N. Comal Street, South 03°42'28" West a distance of 72.90 feet to a set mag nail with washer marked "PAPE DAWSON";
- THENCE:** Continuing with the west right-of-way line of N. Comal Street, South 05°26'13" West a distance of 14.94 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" in the east line of Lot 1, Block 1, New City Block 192, Bexar County Garage Subdivision, recorded in Volume 9617, Page 89 of

the Deed and Plat Records of Bexar County, Texas, the west right-of-way line of N. Comal Street at the south end of a 15-foot radius curve at the southwest corner of the intersection of N. Comal Street and Houston Street;

THENCE: Along said curve to the left, having a radial bearing of North  $84^{\circ}33'47''$  West, a radius of 15.00 feet, a central angle of  $89^{\circ}46'30''$ , a chord bearing and distance of North  $39^{\circ}27'02''$  West, 21.17 feet, for an arc length of 23.50 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" on the south right-of-way line of Houston Street;

THENCE: Along the south right-of-way line of Houston Street, North  $84^{\circ}20'17''$  West a distance of 303.60 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" at the north end of a 15-foot radius curve at the southeast corner of the intersection of Houston Street and N. San Marcos Street;

THENCE: Along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of  $90^{\circ}13'30''$ , a chord bearing and distance of South  $50^{\circ}32'58''$  West, 21.25 feet, for an arc length of 23.62 feet to a found iron rod with cap marked "PAPE DAWSON" on the east right-of-way line of N. San Marcos;

THENCE: Along the east right-of-way line of N. San Marcos, North  $05^{\circ}26'13''$  East a distance of 15.06 feet to a found iron rod with cap marked "PAPE DAWSON";

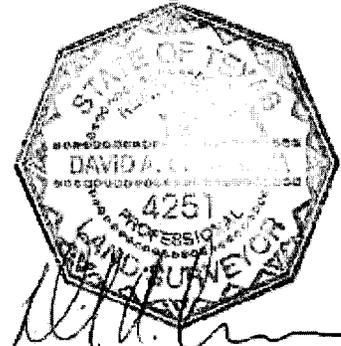
THENCE: Continuing along the east right-of-way line of N. San Marcos, North  $07^{\circ}10'10''$  East a distance of 72.77 feet to the POINT OF BEGINNING, and containing 0.445 of an acre in the City of San Antonio, Bexar County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

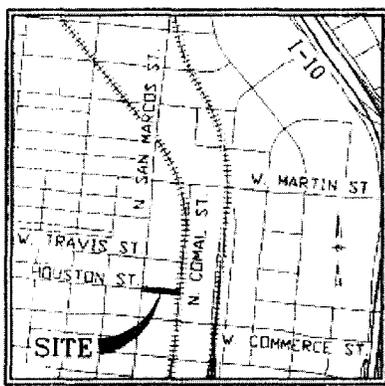
PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: January 20, 2011

JOB NO. 9003-11

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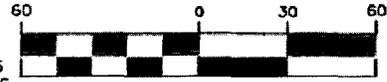




**LOCATION MAP**  
N.T.S.

**DEED/PLAT REFERENCE**

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
 D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
 O.P.R. OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS  
 F.I.R.(PD) FOUND IRON ROD WITH CAP MARKED PAPE DAWSON  
 SET MAG(PD) SET MAG NAIL WITH WASHER MARKED PAPE DAWSON



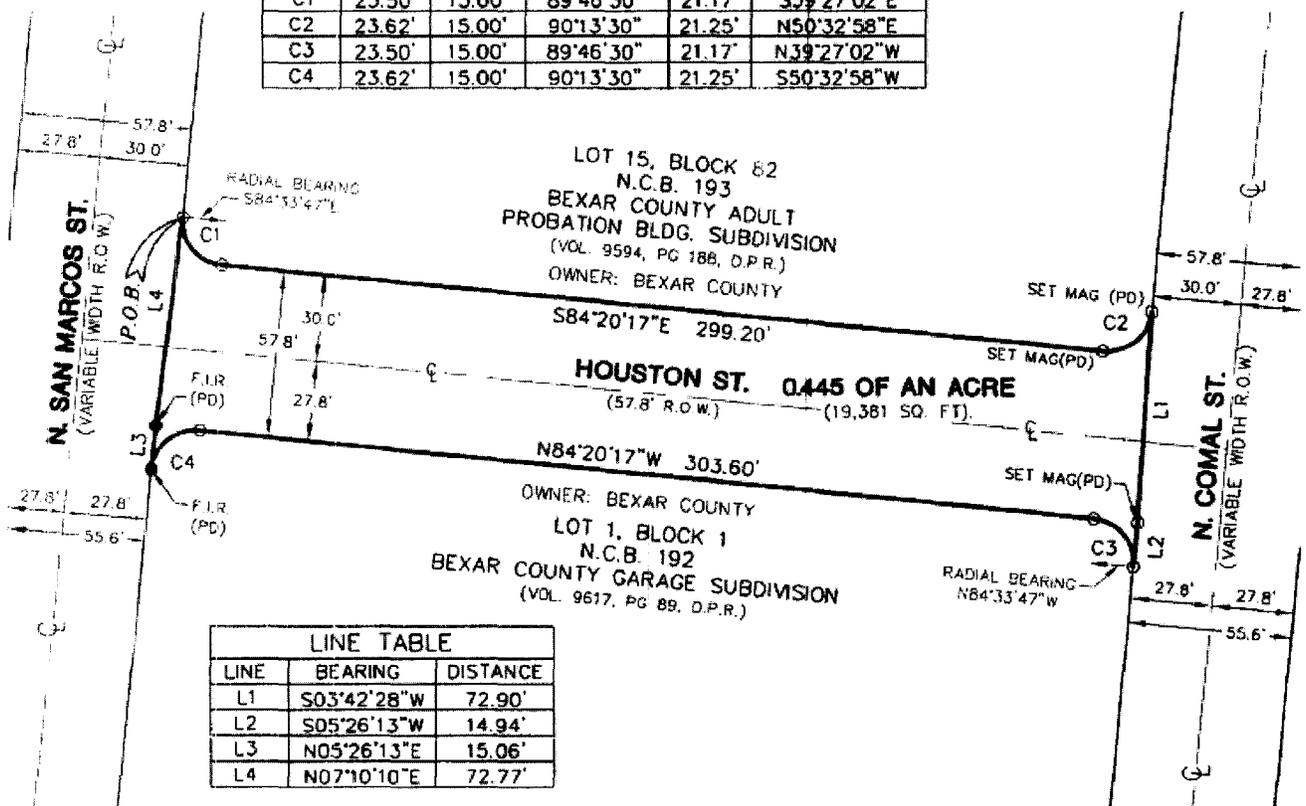
( IN FEET )  
1 inch = 60 ft.

**NOTES:**

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
- 3) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	23.50'	15.00'	89°46'30"	21.17'	S39°27'02"E
C2	23.62'	15.00'	90°13'30"	21.25'	N50°32'58"E
C3	23.50'	15.00'	89°46'30"	21.17'	N39°27'02"W
C4	23.62'	15.00'	90°13'30"	21.25'	S50°32'58"W



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°42'28"W	72.90'
L2	S05°26'13"W	14.94'
L3	N05°26'13"E	15.06'
L4	N07°10'10"E	72.77'

**EXHIBIT OF**

0.445 OF AN ACRE, OR 19,381 SQUARE FOOT MORE OR LESS, TRACT OF LAND, BEING A PORTION OF HOUSTON STREET (57.8-FOOT R.O.W.), FROM THE EASTERLY RIGHT-OF-WAY LINE OF N. SAN MARCOS STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF N. COMAL STREET, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



1-20-11



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.775.9000 FAX: 210.375.8000

MEMBER BOARD OF PROFESSIONAL ENGINEERS, FUND REGISTRATION # 410  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FUND REGISTRATION # 100289-01

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**JOB No.: 9003-11**

## Attachment IV

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0.753 of an acre, or 32,783 square feet more or less, tract of land being a portion of N. Comal Street (variable width right-of-way), from the northerly right-of-way line of W. Commerce Street to the northerly right-of-way line of W. Travis Street, in the City of San Antonio, Bexar County, Texas. Said 0.753 of an acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone;

- BEGINNING:** At a set 1/2" iron rod with cap marked "PAPE DAWSON" in the south line of Lot 1, Block 1, New City Block 192, Bexar County Garage Subdivision, recorded in Volume 9617, Page 89, of the Deed and Plat Records of Bexar County, Texas, the north right-of-way line of W. Commerce Street (120-foot right-of-way) at the west end of a 15-foot radius curve at the northwest corner of the intersection of W. Commerce street and N. Comal street;
- THENCE:** Along said curve to the left, having a radial bearing of North 05°39'43" East, a radius of 15.00 feet, a central angle of 90°13'30", a chord bearing and distance of North 50°32'58" East, 21.25 feet, for an arc length of 23.62 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" on the east line of said Lot 1, the west right-of-way line of N. Comal Street;
- THENCE:** Along the west right-of-way line of N. Comal street, North 05°26'13" East a distance of 187.54 feet to a set mag nail with washer marked "PAPE DAWSON";
- THENCE:** Continuing along the west right-of-way line of N. Comal street, North 03°42'28" East a distance of 72.90 feet to a set mag nail with washer marked "PAPE DAWSON" on the north end of a 15-foot radius curve at the northwest corner of Houston Street and N. Comal Street, the east line of Lot 15, Block 82, New City Block 193, Bexar County Adult Probation Bldg. Subdivision, recorded in Volume 9594, Page 188, of the Deed and Plat Records of Bexar County, Texas;
- THENCE:** Along the west right-of-way line of N. Comal street, the east line of said Lot 15, North 05°26'13" East a distance of 109.24 feet to a set mag nail with washer marked "PAPE DAWSON" in the south line of a 13.8-foot alley, the northeast corner of said Lot 15;
- THENCE:** Along a jog in the right-of-way line of N. Comal street, the south line of said alley, South 84°20'17" East a distance of 2.20 feet to a set mag nail with washer marked "PAPE DAWSON";

- THENCE: Continuing along the west right-of-way line of N. Comal street, North  $05^{\circ}26'13''$  East a distance of 195.90 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" at the southeast corner of Lot 10, Block 83, New City Block 195, Labatt Warehouse Subdivision, recorded in Volume 9526, Page 186, of the Deed and Plat Records of Bexar County, Texas, the northwest corner of the intersection of W. Travis Street and N. Comal Street;
- THENCE: Crossing N. Comal Street, South  $84^{\circ}20'17''$  East a distance of 55.60 feet to a set mag nail with washer marked "PAPE DAWSON" in the east right-of-way line of N. Comal Street, the west line of Lot 1, Block 80, New City Block 225, Mo-Pac Subdivision, recorded in Volume 7300, Page 125, of the Deed and Plat Records of Bexar County, Texas;
- THENCE: Along the east right-of-way line of N. Comal Street, South  $05^{\circ}26'13''$  West a distance of 555.70 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" at the north end of a 25-foot radius curve at the northeast corner of N. Comal Street and W. Commerce Street;
- THENCE: Along a tangent curve to the left, said curve having a radius of 25.00 feet, a central angle of  $89^{\circ}46'30''$ , a chord bearing and distance of South  $39^{\circ}27'02''$  East, 35.29 feet, for an arc length of 39.17 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" on the north right-of-way line of W. Commerce Street;
- THENCE: Crossing N. Comal Street, North  $84^{\circ}20'17''$  West a distance of 95.56 feet to the POINT OF BEGINNING, and containing 0.753 of an acre in the City of San Antonio, Bexar County, Texas, Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

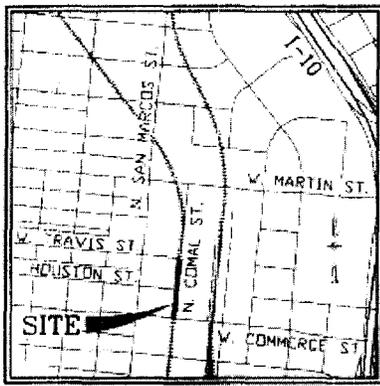
PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: January 20, 2011

JOB NO. 9003-11

DOC. ID. N:\SURVEY11\11-9000\9003-11\WORD\COMAL ST MBs.doc

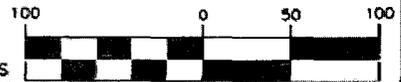




**LOCATION MAP**  
N.T.S.

**DEED/PLAT REFERENCE**

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS  
F.I.R.(PD) FOUND IRON ROD WITH CAP MARKED PAPE DAWSON  
SET MAG(PD) SET MAG NAIL WITH WASHER MARKED PAPE DAWSON



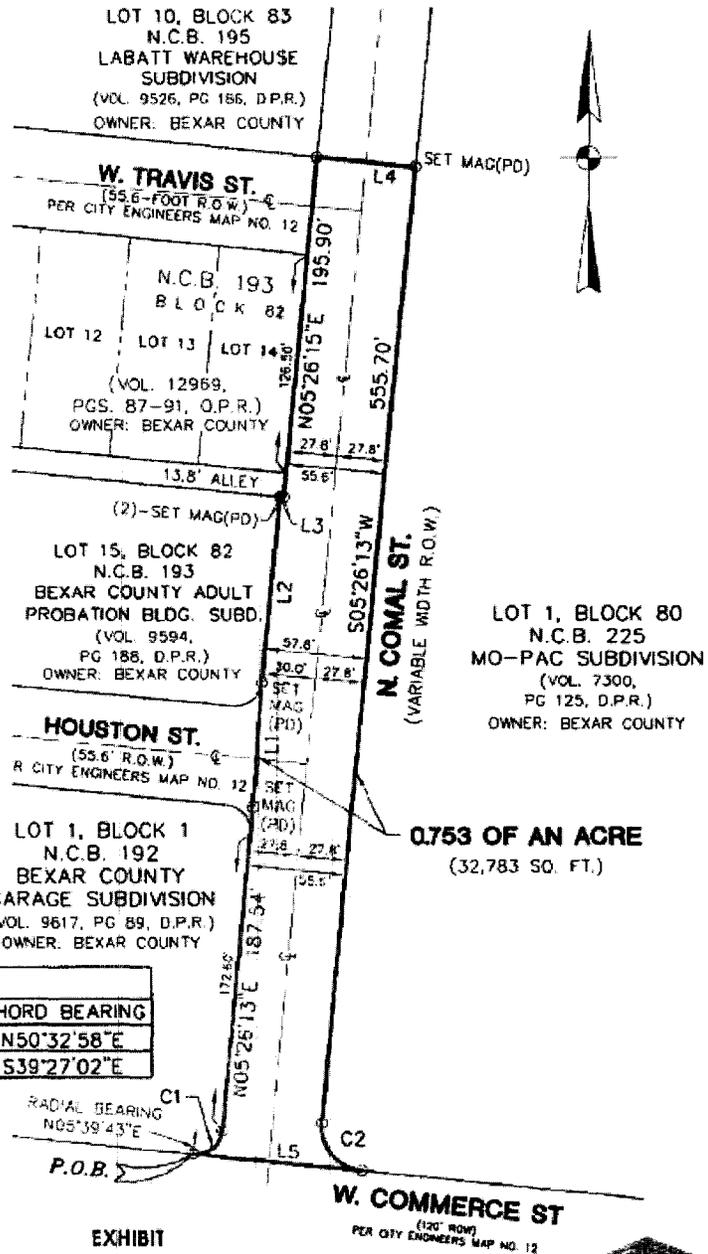
( IN FEET )  
1 inch = 100 ft.

**NOTES:**

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
- 3) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N03°42'28"E	72.90'
L2	N05°26'13"E	109.24'
L3	S84°20'17"E	2.20'
L4	S84°20'17"E	55.60'
L5	N84°20'17"W	95.56'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	23.62'	15.00'	90°13'30"	21.25'	N50°32'58"E
C2	39.17'	25.00'	89°46'30"	35.29'	S39°27'02"E

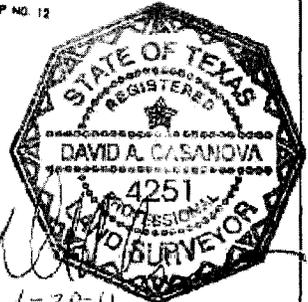


**EXHIBIT OF**

0.753 OF AN ACRE, OR 32,783 SQUARE FOOT MORE OR LESS, TRACT OF LAND, BEING A PORTION OF N. COMAL STREET (VARIABLE WIDTH R.O.W.), FROM THE NORTHERLY RIGHT-OF-WAY LINE OF W. COMMERCE STREET TO THE NORTHERLY RIGHT-OF-WAY LINE OF W. TRAVIS STREET, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



335 EAST HAMMET | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000  
FAX 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 430  
NATIONAL BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 700290-00  
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1-20-11

JOB No.: 9003-11

## Attachment V

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0.106 of an acre, or 4,604 square feet more or less, tract of land being a portion of Mustang Alley (13.8-foot wide), from the easterly right-of-way line of N. San Marcos Street to the westerly right-of-way line of N. Comal Street, in the City of San Antonio, Bexar County, Texas. Said 0.106 of an acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At a set 1/2" iron rod with cap marked "PAPE DAWSON" at the southwest corner of Lot 7, Block 82, New City Block 193, the northeast corner of the intersection of Mustang Alley and N. San Marcos Street (variable width right-of-way);

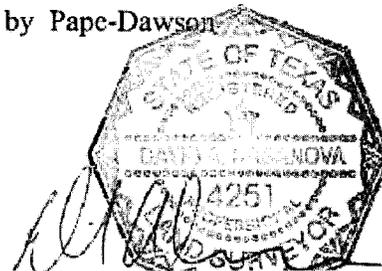
**THENCE:** Along the north line of Mustang Alley, South 84°20'17" East a distance of 333.60 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" at the southeast corner of Lot 14, Block 82, New City Block 193, the northwest corner of the intersection of Mustang Alley and N. Comal Street (variable width right-of-way);

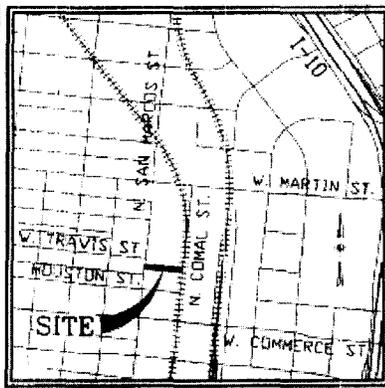
**THENCE:** Departing the north line of Mustang Alley, along the west right-of-way line of N. Comal Street, South 05°26'13" West a distance of 13.80 feet to a set mag nail with washer marked "PAPE DAWSON" in the south line of Mustang Alley;

**THENCE:** Along the south line of Mustang Alley, North 84°20'17" West, at a distance of 2.2 feet passing the northeast corner of Lot 15, Block 82, New City Block 193, Bexar County Adult Probation Bldg. Subdivision, recorded in Volume 9594, Page 188 of the Deed and Plat Records of Bexar County, Texas, at a distance of 331.40 feet passing the northwest corner of said Lot 15, and continuing for a total distance of 333.60 feet to a set 1/2" iron rod with cap marked "PAPE DAWSON" on the east right-of-way line of N. San Marcos Street;

**THENCE:** Departing the south line of Mustang Alley, along the east right-of-way line of N. San Marcos Street, North 05°26'13" East a distance of 13.80 feet to the POINT OF BEGINNING, and containing 0.106 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

**PREPARED BY:** Pape-Dawson Engineers, Inc.  
**DATE:** April 28, 2011  
**JOB NO.** 9003-11  
**DOC. ID.** N:\SURVEY\11-9000\9003-11\WORD\MUSTANG ALLEY MBs.doc

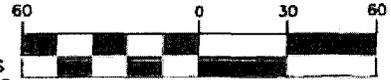




**LOCATION MAP**  
N.T.R.

**DEED/PLAT REFERENCE**

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS  
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS  
F.I.R.(PD) FOUND IRON ROD WITH CAP MARKED PAPE DAWSON  
SET MAG(PD) SET MAG NAIL WITH WASHER MARKED PAPE DAWSON



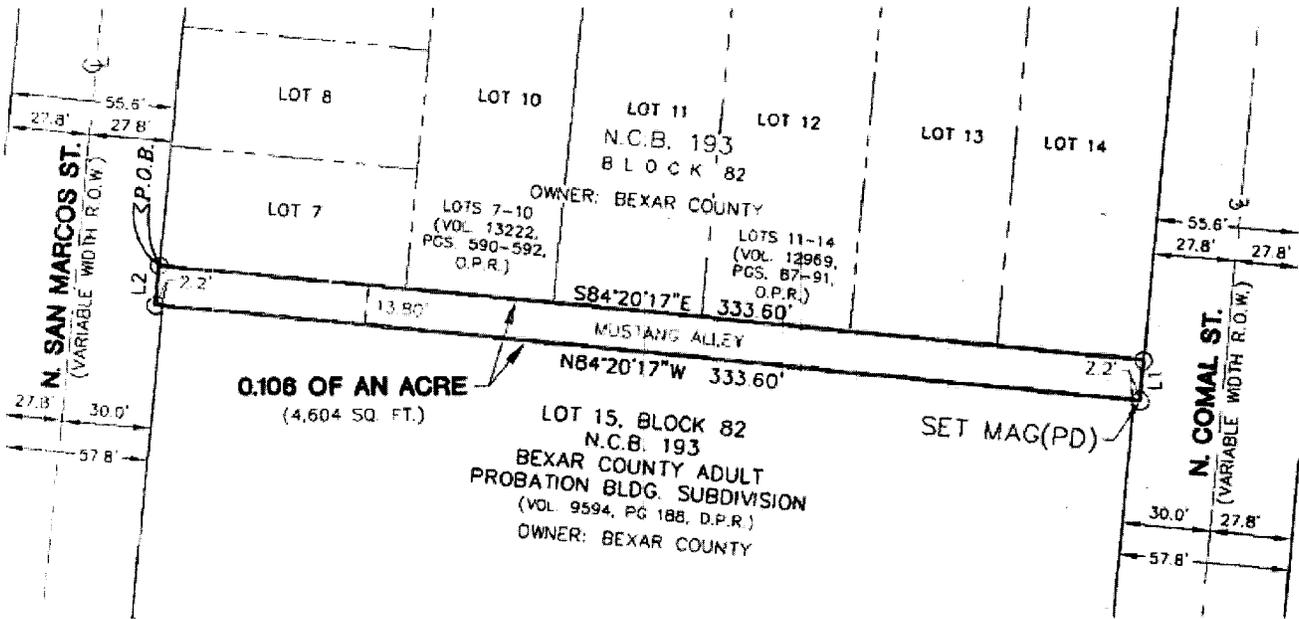
( IN FEET )  
1 inch = 60 ft.

**NOTES:**

- 1) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- 2) THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
- 3) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.

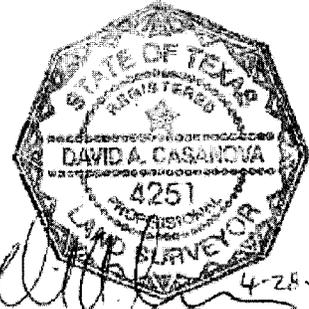


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S05°26'13"W	13.80'
L2	N05°26'13"E	13.80'



**EXHIBIT OF**

0.106 OF AN ACRE, OR 4,604 SQUARE FOOT MORE OR LESS, TRACT OF LAND, BEING A PORTION OF MUSTANG ALLEY (13.8-FOOT WIDE), FROM THE EASTERLY RIGHT-OF-WAY LINE OF N. SAN MARCOS STREET TO THE WESTERLY RIGHT-OF-WAY LINE OF N. COMAL STREET, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



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**JOB No.: 9003-11**