

**METES AND BOUNDS DESCRIPTION**

**15- foot wide, 0.1358-acre (5,917 square feet), alley out of Block 22, New City Block 559, City of San Antonio, Bexar County, Texas**

Being a 15- foot wide, 0.1358-acre (5,917 square feet), alley out of Block 22, New City Block 559, City of San Antonio, Bexar County, Texas. Said 0.1358-acre tract being more particularly described as follows, with all bearings being referenced to Special Warranty Deed recorded in Volume 13755, Page 1512, Official Public Records of Real Property of Bexar County, Texas:

**BEGINNING;** at a found ½" iron rod with cap stamped "GE REAVES," on the north Right-of-Way (R.O.W.) line of Dawson Street (55.6' R.O.W.), same point also being the southeast corner of said 15-foot wide alley and the southwest corner of a portion of Lot 24 in said block, as described by Special Warranty Deed recorded in Volume 13780, Page 2480, Official Public Records of Real Property of Bexar County, Texas, for the southeast corner of the herein described tract;

Thence; N 89°35'32" W, along the common line of said R.O.W. line and said 15-foot wide alley, a distance of 15.00 feet to a found ½" iron rod with cap stamped "CEC," at the southeast corner of a 1.041-acre tract comprised of Lots 9-15 and a portion of Lot 16 in said block and described by Special Warranty Deed recorded in Volume 13755, Page 1512, Official Public Records of Real Property of Bexar County, Texas, same point also being the southeast corner of Lot 9 in said block and the southwest corner of said alley, for the southwest corner of the herein described tract;

Thence; N 00°24'28" E, departing said R.O.W. line and along the common line of said 15-foot wide alley and said Lots 9 thru 14, and 16, at a distance of 393.24 feet passing a railroad spike at the northeast corner of said 1.041-acre tract, same point also being the southeast corner of a tract of land out of said Lot 16 conveyed to the City of San Antonio by Warranty Deed recorded in Volume 7487, Page 37, Official Public Records of Real Property of Bexar County, Texas, continuing along the common line of said tract conveyed to City of San Antonio and said 15-foot wide alley, a total distance of 394.44 feet to a point on the south R.O.W. line of Nolan Street (Variable width R.O.W.), same point also being the northeast corner of said tract conveyed to the City of San Antonio and the northwest corner of said alley, for the northwest corner of the herein described tract;

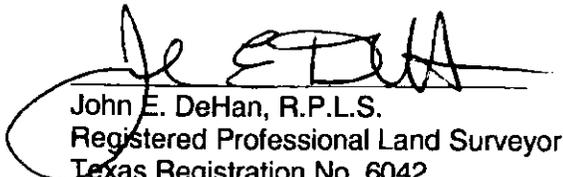
Thence; S 89°35'32" E, along the common line of said Nolan Street R.O.W. line and said 15-foot wide alley, a distance of 15.00 feet to a point at the northwest corner of a 0.283-acre tract comprised of Lot 17 and a portion of Lot 18 in said block and described by Special Warranty Deed recorded in Volume 13755, Page 1512, Official Public Records of Real Property of Bexar County, Texas, same point also being the northwest corner of Lot 17 in said block and the northeast corner of said alley, for the northeast corner of the herein described alley;



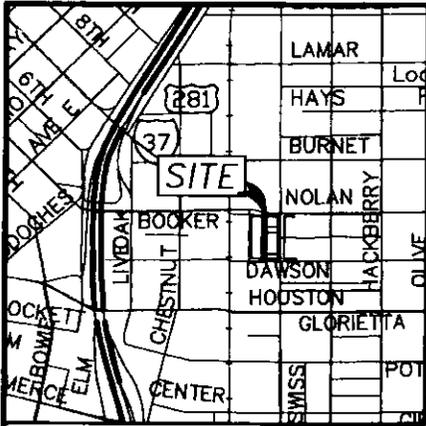
Thence; S 00°24'28" W, departing said R.O.W. line and along the common line of said alley and Lots 17-24 in said block, said Lots 17-24 being currently divided into four tracts described as said 0.283-acre tract (Lot 17 and a portion of Lot 18), portions of Lot 19 and the north 2 feet of Lot 20 as described in Volume 13748, Page 2374, Official Public Records of Real Property of Bexar County, Texas, a 0.568-acre tract (the south 48 feet of Lot 20 and all of Lots 21-23) described by Special Warranty Deed recorded in Volume 13755, Page 1512, Official Public Records of Real Property of Bexar County, Texas, and a portion of Lot 24 as described in Volume 13780, Page 2480, Official Public Records of Real Property of Bexar County, Texas, a distance of 394.44 feet to the **POINT OF BEGINNING**, containing 0.1358 of an acre (5917 square feet), more or less.

Job No. 2261-001  
JED m&b 5,917 sq ft  
May 29, 2009

Certified this 29<sup>th</sup> day of May, 2009

  
John E. DeHan, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6042  
Vickrey & Associates, Inc.





**LOCATION MAP**  
NOT TO SCALE

**NOLAN STREET**  
(VARIABLE WIDTH R.O.W.)

0.283-ACRE TRACT  
(LOTS 17-18, BLOCK 22, N.C.B. 559)  
WSK HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP  
TO  
CITY OF SAN ANTONIO  
VOLUME 13755, PAGE 1512  
O.P.R.R.P.B.C.T.

SCALE: 1"=50'

LOT 19 AND NORTH 2' OF LOT 20, BLOCK 22  
JOAN C. FRANKLIN  
TO  
CITY OF SAN ANTONIO  
VOLUME 13748, PAGE 2374  
O.P.R.R.P.B.C.T.

1.041-ACRE TRACT  
(LOTS 9-16, BLOCK 22, N.C.B. 559)  
WSK HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP  
TO  
CITY OF SAN ANTONIO  
VOLUME 13755, PAGE 1512  
O.P.R.R.P.B.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°24'28"W	394.44
L2	N89°35'32"E	15.00
L3	N00°24'28"E	394.44
L4	S89°35'32"E	15.00

**SURVEY OF A 15' ALLEY**  
**0.1358 ACRE (5,917 SQ. FT.) TRACT**  
**OUT OF BLOCK 22, NEW CITY BLOCK 559,**  
**CITY OF SAN ANTONIO**  
**BEXAR COUNTY, TEXAS**

0.568-ACRE TRACT  
(SOUTH 48' OF LOT 20 AND LOTS 21-23, BLOCK 22, N.C.B. 559)  
WSK HOLDINGS, LP, A TEXAS LIMITED PARTNERSHIP  
TO  
CITY OF SAN ANTONIO  
VOLUME 13755, PAGE 1512  
O.P.R.R.P.B.C.T.



I HEREBY CERTIFY THAT THIS SURVEY PLAT IS TRUE AND CORRECT AND IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND AND UNDER MY SUPERVISION.

DATED THIS THE 29<sup>th</sup> DAY OF May, 2009

*[Signature]*

JOHN E. DEHAN, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6042  
VICKREY & ASSOCIATES, INC.

0.1358 ACRE (5,917 SQ. FT.) TRACT  
 15' ALLEY  
 L3  
 L1  
 L2

FOUND "X" ON CONCRETE

LOT 24, BLOCK 22, N.C.B. 559  
CARLOS ANTONIO DE LUNA  
TO  
URBAN ICE, LTD, A TEXAS LIMITED PARTNERSHIP  
VOLUME 13780, PAGE 2480  
O.P.R.R.P.B.C.T.

FOUND 1/2" IRON ROD W/ CAP STAMPED "GE REAVES"

**P.O.B.**

**DAWSON STREET**  
(55.6' R.O.W.)

LEGEND	
●	FOUND 1/2" IRON ROD W/ CAP STAMPED "CEC" UNLESS OTHERWISE NOTED
○	POINT
P.O.B.	POINT OF BEGINNING
SQ FT	SQUARE FEET
O.P.R.R.P.B.C.T.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

**VICKREY & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS**

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