

Property Description for Parcel 19818

Being a 0.0065 of one acre (284 square feet) parcel of land out of Lot 4, Block 1, New City Block 7810, Woodrow Place Subdivision, City of San Antonio, Bexar County, Texas, according to the map or plat recorded in Volume 368, Page 103 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.), and being further described as a tract to Reymundo Reyes per Bexar County Appraisal District No. 401119 (No deed of record found); said 0.0065 of one acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch iron rod with cap stamped "Precision Surveying" found for the common South corner of Lots 5 and 6 of Woodrow Gardens, a subdivision recorded under Volume 368, Page 361 of the D.P.R.B.C., lying on the North line of Lot 8 of said Woodrow Place;

South 89°47'42" East, along and with the North line of Lots 5 through 8 of said Woodrow Place, same being the South line of said Lot 5 of said Woodrow Gardens, a distance of 178.89 feet to a calculated point for the common North corner of Lots 4 and 5 of said Woodrow Place;

South 20°40'29" East, along and with the common line of said Lots 4 and 5 of said Woodrow Place, a distance of 139.49 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Northwest corner and **POINT OF BEGINNING** of the herein described parcel and having surface coordinates of N=13,684,304.88 and E=2,129,135.03, lying on the proposed North right-of-way line of Southcross Blvd. (62 feet wide);

- 1) **THENCE**, South 89°44'36" East, over and across said Lot 4 of said Woodrow Place, a distance of 50.01 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Northeast corner of the herein described parcel, lying on the common line of Lots 3 and 4 of said Woodrow Place;
- 2) **THENCE**, South 20°39'54" East, along and with the common line of said Lots 3 and 4, a distance of 6.08 feet to a calculated point for the common Southeast corner of said Lot 4 and the herein described parcel, same being the Southwest corner of said Lot 3, lying on the existing North right-of-way line of said Southcross Boulevard (ROW width varies, called 50-feet wide at this point in Volume 368, Page 103 D.P.R.B.C.);
- 3) **THENCE**, North 89°44'52" West, along and with the South line of said Lot 4, same being the existing North right-of-way line of said Southcross Boulevard, a distance of 50.01 feet to a calculated corner of the common Southwest corner of said Lot 4 and the herein described parcel, same being the Southeast corner of said Lot 5;
- 4) **THENCE**, North 20°40'29" West, along and with the common line of said Lots 4 and 5, a distance of 6.08 feet to the **POINT OF BEGINNING** and containing 0.0065 of one acre (284 square feet) of land.

Parcel No.: 19818  
Project Name: Southcross Blvd.  
Project No. 23-01613  
Page 2 of 3

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), and all distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00017.

Compiled by:  
BGE, Inc.  
7000 North Mopac, Suite 330  
Austin, Texas 78731  
(512) 879-0400  
TBPLS Licensed Survey Firm No. 10106502



A handwritten signature in blue ink, appearing to read "Robert A. Harper", written over the right side of the professional seal.

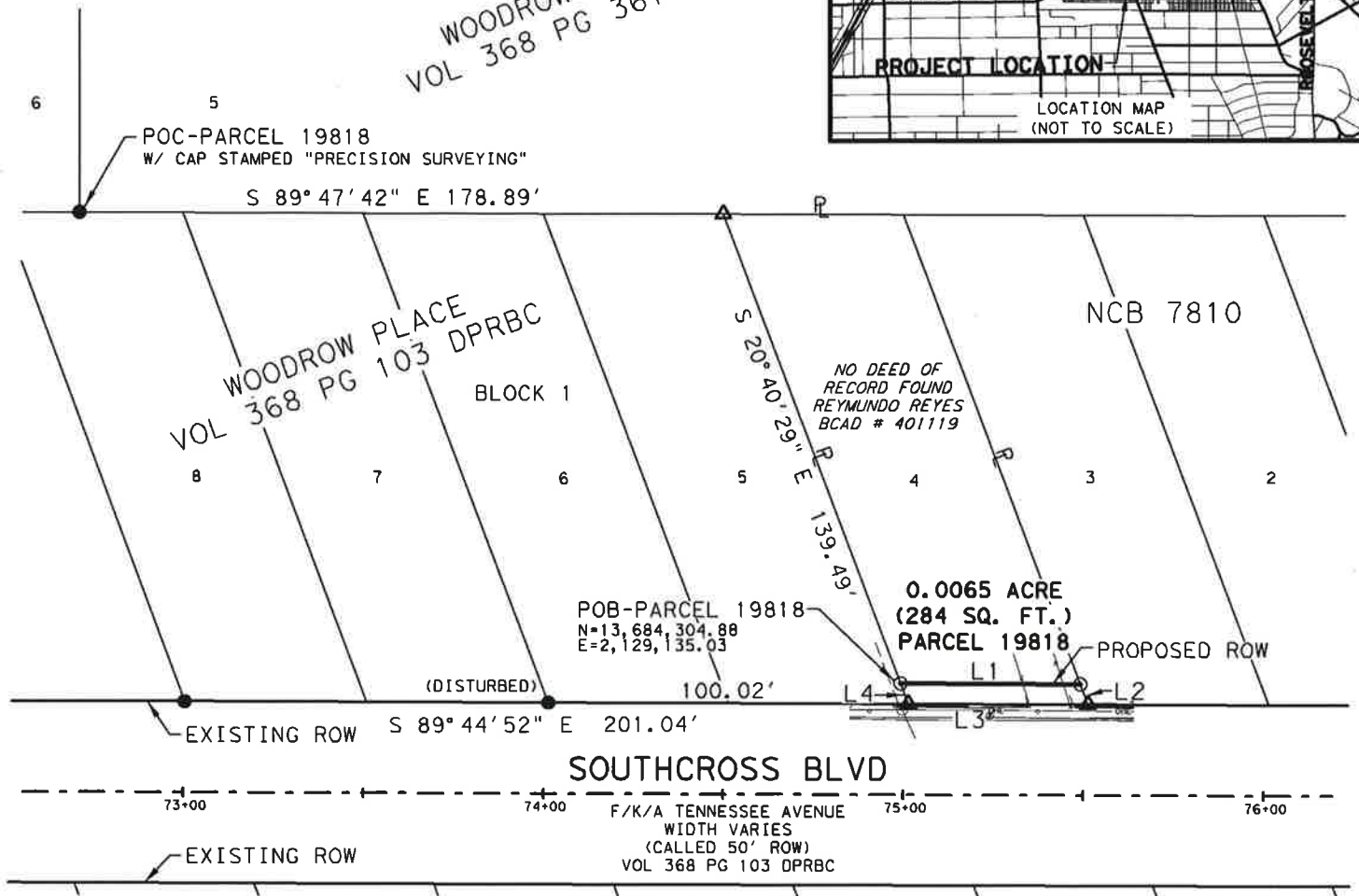
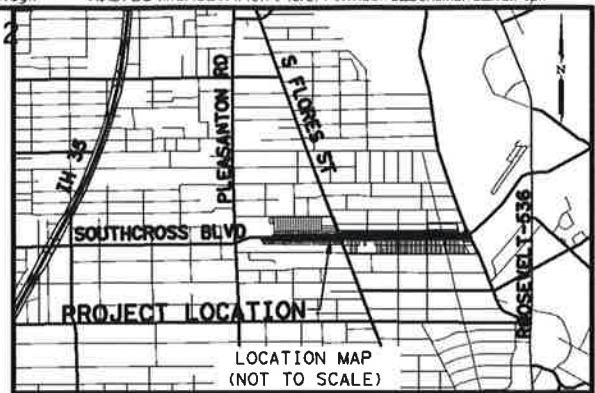
NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

## R. T. HIGGENBOTHAM, A-312

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89° 44' 36" E	50.01'
L2	S 20° 39' 54" E	6.08'
L3	N 89° 44' 52" W	50.01'
L4	N 20° 40' 29" W	6.08'

WOODROW GARDENS  
VOL 368 PG 361 DPRBC



## ABBREVIATION LEGEND

DRBC DEED RECORDS OF  
BEXAR COUNTY, TEXAS

DPRBC DEED AND PLAT RECORDS  
OF BEXAR COUNTY, TEXAS

DOC NO DOCUMENT NUMBER

FND FOUND

IR IRON ROD

OPRBC OFFICIAL PUBLIC RECORDS  
OF BEXAR COUNTY, TEXAS

PG PAGE

POB POINT OF BEGINNING

POC POINT OF COMMENCING

ROW RIGHT-OF-WAY

VOL VOLUME

## NOTES:

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00017.
2. NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.
3. FIELD SURVEYS WERE PERFORMED FROM OCTOBER 2018 THRU JANUARY 2019.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

0' 25' 50'

SCALE 1" = 50'

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING  
LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY  
MADE UNDER MY SUPERVISION AND TO THE BEST OF MY  
KNOWLEDGE, IS TRUE AND CORRECT.

## SYMBOL LEGEND

- SET 1/2" IRON ROD  
WITH "BGE, INC." CAP
- FOUND 1/2" IRON ROD  
(UNLESS OTHERWISE NOTED)
- ⊙ FOUND 1/2" IRON PIPE
- ✕ FOUND "X" IN CONCRETE
- △ CALCULATED POINT
- ℙ PROPERTY LINE



ROBERT A. HARPER, RPLS NO. 6582  
BGE, INC.  
7330 SAN PEDRO AVE. SUITE 202  
SAN ANTONIO, TEXAS 78216  
TELEPHONE: (210) 581-3600

DATE	REVISION

**BGE, Inc.**  
7000 North Mopac, Suite 330, Austin, TX 78731  
Tel: 512-879-0400 • www.bgeinc.com  
TBPLS Licensed Surveying Firm No. 10106502  
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PARCEL PLAT OF  
0.0065 ACRE / 284 SQ FT  
PARCEL 19818  
SOUTH CROSS BLVD.  
CITY OF SAN ANTONIO  
PROJECT NO. 23-01613  
FEBRUARY, 2019  
PAGE 3 OF 3 SCALE: 1"=50'