



LOCATION MAP

**LEGEND:**

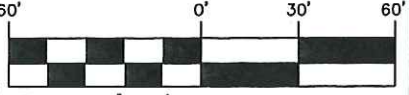
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
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.



1 inch = 60'



LOT 25, BLOCK 4  
 N.C.B. 1862  
 CHRIST EPISCOPAL CHURCH SUBDIVISION  
 (VOL 9512, PG 114 DPR)

NOT-TO-SCALE  
 RUSSELL PL.  
 (VARIABLE WIDTH R.O.W.)  
 LEWIS ST.  
 (27.8' R.O.W.)  
 N00°07'19"W 348.53'

P.O.C.  
 N89°28'41"E 256.04'  
 S89°28'41"W 7.94'  
 P.O.B.  
 S00°31'19"E 55.60'

S89°28'41"W  
 228.63'

**0.517 OF AN ACRE**  
 (22,537 SQUARE FEET MORE OR LESS)

S00°07'19"E  
 298.08'

CALLED 1.569 AC  
 DOC # 20050226381 OPR

LOT 4 NCB 1884  
 CHANDLER MEMORIAL HOME SUBD  
 (VOL 9532 PG 50 DPR)

HOWARD ST.  
 (55.6' R.O.W.)

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5.00'	89°41'30"	S44°37'56"W	7.05'	7.83'
C2	5.00'	89°55'50"	N44°50'36"E	7.07'	7.85'



*G. E. Buchanan*  
 09/09/2016

S89°48'31"W  
 32.79'

FRENCH PL.  
 (55.6' R.O.W.)

EXHIBIT  
 FOR STREET CLOSURE

A 0.517 OF AN ACRE, OR 22,537 SQUARE FEET MORE OR LESS,  
 TRACT OF LAND OUT THE LEWIS ST., A 27.8-FOOT  
 RIGHT-OF-WAY AND THE RUSSELL PL., A 55.6-FOOT  
 RIGHT-OF-WAY DESCRIBED IN THE CITY ENGINEERS MAP  
 NO. 10 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY,  
 TEXAS.



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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

SHEET 1 OF 1

JOB No.: 9053-16

Date: Sep 12, 2016, 8:16am User ID: bbuchanan  
 File: N:\Survey\16-9000\9053-16-EX-ROW.dwg



FIELD NOTES  
FOR STREET CLOSURE

A 0.517 of an acre, or 22,537 square feet more or less, tract of land out the Lewis St., a 27.8-foot right-of-way and the Russell Pl., a 55.6-foot right-of-way described in the City Engineers Map No. 10 of the City of San Antonio, Bexar County, Texas. Said 0.517 of an 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;

COMMENCING: At a found ½" iron rod, the north end of the curve return of the north right-of-way line of said Russell Pl. with the west right-of-way line of said Howard St., an east corner of Lot 25, Block 4, N.C.B. (New City Block) 1862 of the Christ Episcopal Church Subdivision recorded in Volume 9512, Page 114 of the Deed and Plat Records of Bexar County, Texas from which a found ½" iron rod, the northeast corner of said Lot 25, bears a bearing and distance of N 00°12'49" W, 120.59 feet;

THENCE: Southwesterly, with the north right-of-way line of Russell Pl., variable width right-of-way at this point, with a tangent curve to the right, said curve having a radius of 5.00 feet, a central angle of 89°41'30", a chord bearing and distance of S 44°37'56" W, 7.05 feet, for an arc length of 7.83 feet to a point;

THENCE: S 89°28'41" W, continuing with the north right-of-way line of said Russell Pl., a distance of 7.94 feet to the POINT OF BEGINNING;

THENCE: S 00°31'19" E, over and across said Russell Pl., a distance of 55.60 feet to a point, the northeast corner of a called 1.569 acre tract described in Document No. 20050226381 of the Official Public Records of Bexar County, Texas, on the south right-of-way line of said Russell Pl.;

THENCE: With the south right-of-way line of said Russell Pl., the following bearings and distances:

S 89°28'41" W, with the north line of said 1.569 acre tract, a distance of 228.63 feet to a point, the northwest corner of said 1.569 acre tract, the southeast corner of the intersection of the east right-of-way line of said Lewis St. with the south right-of-way line of said Russell Pl.;

THENCE: S 00°07'19" E, with the east right-of-way line of said Lewis St., the west line of said 1.569 acre tract, a distance of 298.08 feet to a point, the southwest corner of said 1.569 acre tract, on the north right-of-way line of French Pl, a 55.6-foot right-of-way, the northeast corner of the intersections of the north right-of-way line of said French Pl. with the east right-of-way line of said Lewis St.;

THENCE: S 89°48'31" W, with the north right-of-way line of said French Pl., a distance of 32.79 feet to a point, a south corner of said Lot 25, the west end of the curve return line of the north right-of-way line of said French Pl. with the west right-of-way line of said Lewis St., the beginning of a non-tangent curve to the left;

THENCE: Northeasterly, with the west right-of-way line of said Lewis St., the east line of said Lot 25, with said non-tangent curve to the left, said curve having a radial bearing of N 00°11'29" W, a radius of 5.00 feet, a central angle of 89°55'50", a chord bearing and distance of N 44°50'36" E, 7.07 feet, for an arc length of 7.85 feet to a point, the north end of said curve return;

THENCE: N 00°07'19" W, continuing with the west right-of-way line of said Lewis St., the east line of said Lot 25, a distance of 348.53 feet to a point, a reentrant corner of said Lot 25, on the north right-of-way line of said Russell Pl;

THENCE: N 89°28'41" E, with the north right-of-way line of said Russell Pl., a south line of said Lot 25, a distance of 256.04 feet to the POINT OF BEGINNING and containing 0.517 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 description and map prepared under job number 9053-16 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 23, 2016  
REVISED: September 9, 2016  
JOB NO. 9053-16  
DOC. ID. N:\Survey16\16-9000\9053-16\Word\9053-16 FN-ROW.docx



*G. E. Buchanan*  
09/09/2016