

Property Description for Parcel 19765

Being a 0.0114 of one acre (498 square feet) parcel of land out of Lot 4, New City Block 7813, Extension of Tennessee Avenue Subdivision, City of San Antonio, Bexar County, Texas, according to the map or plat recorded in Volume 980, Page 96 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.), and also being out of a called 0.27 acre tract of land described in an instrument to Arnold Sanchez Jr. recorded under Document Number 20140104132 of the Official Public Records of Bexar County, Texas (O.P.R.B.C.); said 0.0114 of one acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2-inch iron rod found for the Southeast corner of said 0.27 acre tract, same being the Northeast corner of a called 0.286 acre tract of land described in an instrument to Maria R. Gonzalez recorded under Doc. No. 20120098182 of the O.P.R.B.C., lying on the East line of said Lot 4, same being the West line of a tract of land described in an instrument to Judy A. Nava as the North 160 feet of Lot 3 of said Extension of Tennessee Avenue Subdivision;

North  $00^{\circ} 22' 28''$  West, with the common East line of said 0.27 acre tract and said Lot 4, same being the West line of said Lot 3, a distance of 149.07 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Southeast corner and **POINT OF BEGINNING** of the herein described parcel and having surface coordinates of  $N=13,684,247.92$  and  $E=2,127,460.41$ , lying on the proposed South right-of-way line of Southcross Blvd. (Width varies, 73.11 feet at this point) and being the beginning of a non-tangent curve to the left from which its center bears  $S 03^{\circ} 52' 56'' E$ , 940.50 feet;

- 1) **THENCE**, In a Westerly direction, along said curve to the left, over and across said 0.27 acre tract and said Lot 4, and with the proposed South right-of-way line of said Southcross Blvd., a distance of 3.89 feet, having a radius of 940.50 feet, a central angle of  $00^{\circ} 14' 14''$  and a chord which bears  $S 85^{\circ} 59' 57'' W$ , 3.89 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the point of tangency;
- 2) **THENCE**, South  $85^{\circ} 52' 50''$  West, continuing over and across said 0.27 acre tract and said Lot 4, and with the proposed South right-of-way line of said Southcross Blvd., a distance of 71.90 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described parcel, lying on the West line of said 0.27 acre tract, same being the East line of a tract of land described in an instrument to Diana Avila as the North 175 feet of the West 25 feet of said Lot 4 and the North 175 feet of the East 25 feet of Lot 5 of said Extension of Tennessee Avenue Subdivision recorded under Doc. No. 20120148526 of the O.P.R.B.C.;

- 3) **THENCE**, North 00° 37' 37" West, along and with the common line of said 0.27 acre tract and said Diana Avila tract, a distance of 5.68 feet to a calculated point for the Northeast corner of said Diana Avila tract, same being the common Northwest corner of said 0.27 acre tract and the herein described parcel, lying in the existing South right-of-way line of Southcross Blvd. (ROW width varies, called 50-foot wide in Volume 980, Page 96 D.P.R.B.C.);
- 4) **THENCE**, North 84° 31' 05" East, along and with the existing South right-of-way line of said Southcross Blvd., same being the North line of said Lot 4, a distance of 75.95 feet to a calculated point for the common Northeast corner of said 0.27 acre tract, said Lot 4, and the herein described parcel, same being the Northwest corner of said Lot 3;
- 5) **THENCE**, South 00° 22' 28" East, along and with the common East line of said 0.27 acre tract and said Lot 4, same being the West line of said Lot 3, a distance of 7.50 feet to the **POINT OF BEGINNING** and containing 0.0114 of one acre (498 square feet) of land.

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

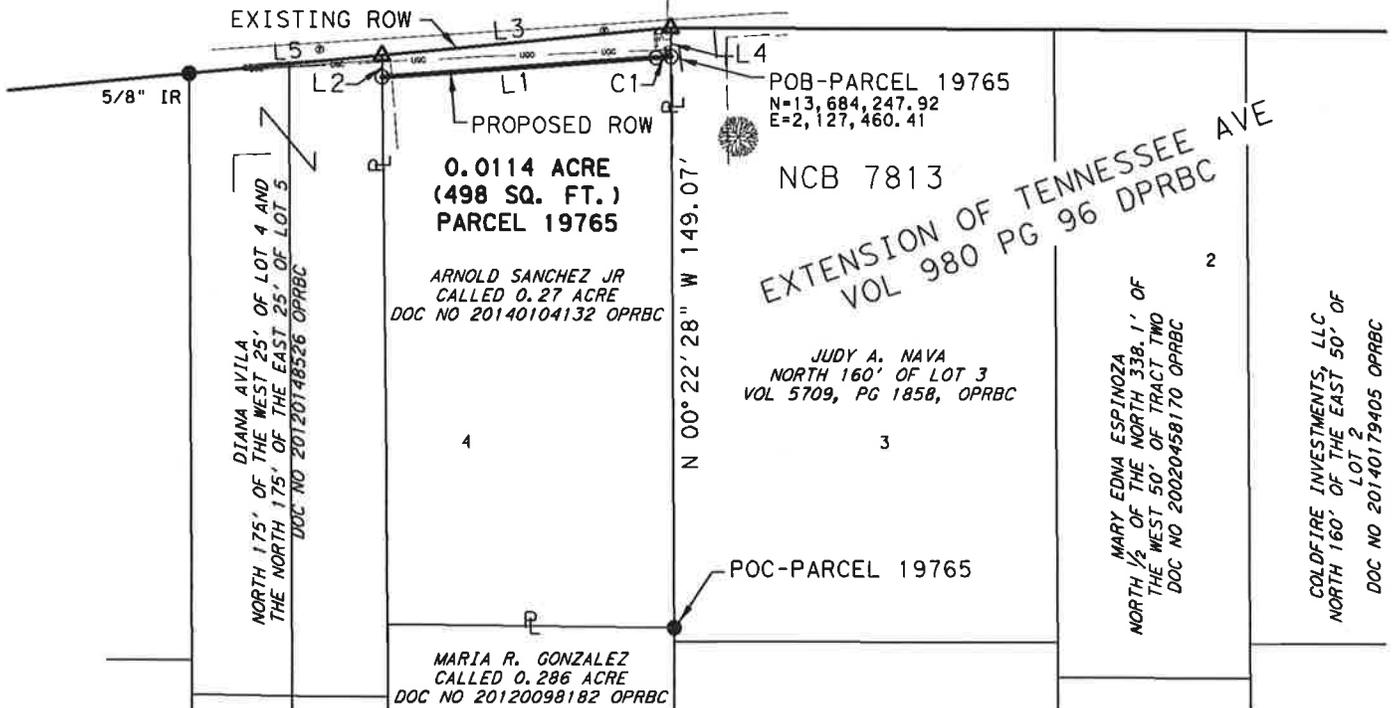
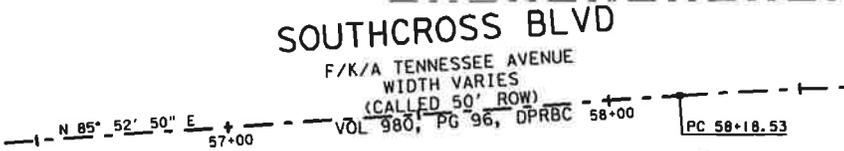
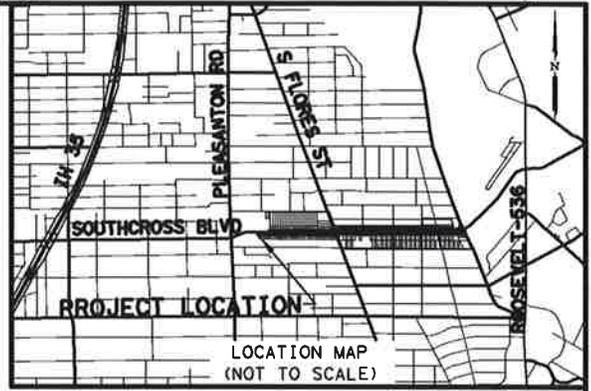


**NOTES:**

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 85° 52' 50" W	71.90'
L2	N 00° 37' 37" W	5.68'
L3	N 84° 31' 05" E	75.95'
L4	S 00° 22' 28" E	7.50'
L5	S 84° 31' 05" W	50.69'



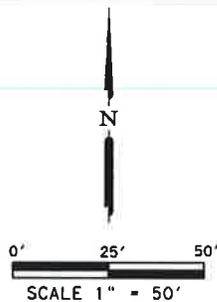
CURVE TABLE					
NO.	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	3.89'	940.50'	00° 14' 14"	S 85° 59' 57" W	3.89'

**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.



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
- ▭ PROPERTY LINE



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DATE	REVISION

**BGE, Inc.**  
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 TBPLS Licensed Surveying Firm No. 10106502  
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PARCEL PLAT OF  
 0.0114 ACRE / 498 SQ FT  
 PARCEL 19765  
 SOUTHCROSS BLVD.  
 CITY OF SAN ANTONIO  
 PROJECT NO. 23-01613  
 FEBRUARY, 2019  
 PAGE 3 OF 3 SCALE: 1"=50'