

Property Description for Parcel 19805

Being a 0.0065 of one acre (285 square feet) parcel of land out of Lot 11, 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 further being described in an instrument to Jose Bustos, et ux recorded under Volume 6458, Page 1946 of the Official Public Records of Bexar County, Texas (O.P.R.B.C.); said 0.0065 of one acre parcel being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod w/cap stamped "Eby Survey RPLS 6198" found for the common South corner of Lots 6 and 7 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 9, Block 1 of said Woodrow Place, from which a 1/2-inch iron rod with cap stamped "Precision Surveying" found for the common South corner of Lots 5 and 6 of said Woodrow Gardens bears South 89°47'42" East, a distance of 62.18 feet;

North 89°47'42" West, along and with the North lines of Lots 9 and 10 of said Woodrow Place, same being the South lines of Lots 6 and 7 of said Woodrow Gardens, a distance of 59.07 feet to a calculated point for the common North corner of said Lots 10 and 11;

South 20°23'29" East, along and with the common line of said Lots 10 and 11, a distance of 138.94 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=13,684,306.23 and E=2,128,834.06, lying on the proposed North right-of-way line of Southcross Blvd. (62 feet wide);

- 1) **THENCE**, South 20°23'29" East, along and with said common line, a distance of 6.09 feet to a 1/2-inch iron rod found for the common Southeast corner of said Lots 11 and the herein described parcel, same being the Southwest corner of said Lot 10, 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.);
- 2) **THENCE**, North 89°44'52" West, along and with the South line of said Lot 11, same being the existing North right-of-way line of said Southcross Boulevard, a distance of 50.00 feet to a calculated point for the common Southwest corner of said Lot 11 and the herein described parcel, same being the Southeast corner of said Lot 12;
- 3) **THENCE**, North 20°24'25" West, along and with the common line of said Lots 11 and 12, a distance of 6.10 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described parcel;
- 4) **THENCE**, South 89°44'36" East, over and across said Lot 11 and along and with the proposed North right-of-way line of said Southcross Boulevard, a distance of 50.00 feet to the **POINT OF BEGINNING** and containing 0.0065 of one acre (285 square feet) of land.

Parcel No.: 19805  
Project Name: Southcross Blvd.  
Project No. 23-01613  
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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

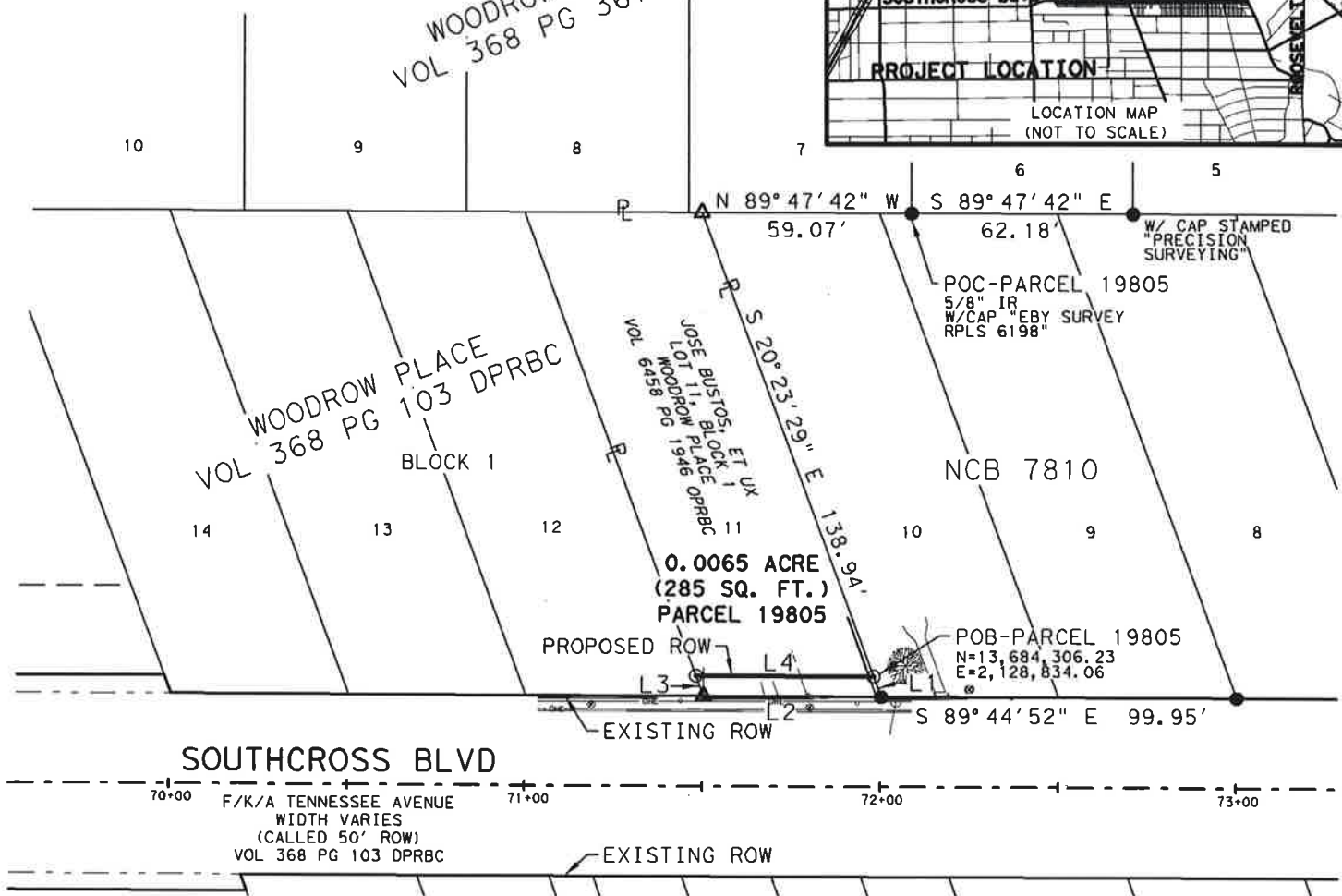
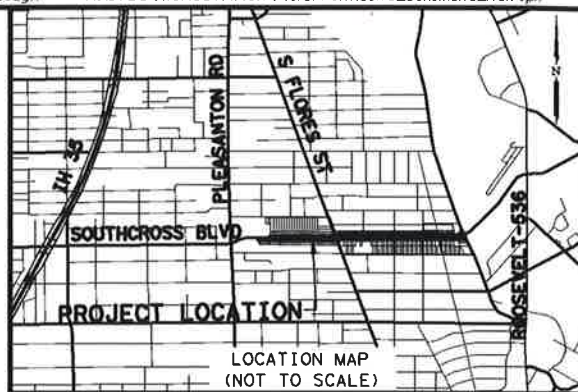


NOTES:

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 20° 23' 29" E	6.09'
L2	N 89° 44' 52" W	50.00'
L3	N 20° 24' 25" W	6.10'
L4	S 89° 44' 36" E	50.00'



## 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
OPBRC	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
- ℓ 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
<p><b>BGE, Inc.</b>                      7000 North Mopac, Suite 330, Austin, TX 78731                      Tel: 512-879-0400 • www.bgeinc.com                      TBPLS Licensed Surveying Firm No. 10108502                      Copyright 2019</p>	
<p><b>PARCEL PLAT OF</b>                      0.0065 ACRE / 285 SQ FT                      PARCEL 19805                      SOUTH CROSS BLVD.                      CITY OF SAN ANTONIO                      PROJECT NO. 23-01613                      FEBRUARY, 2019                      PAGE 3 OF 3 SCALE: 1"=50'</p>	