

Job No. 51254-00
November 12, 2014
2 pages

**1,548 Square Foot Parcel
(RIGHT-OF-WAY ACQUISITION, Parcel 19421)**

STATE OF TEXAS
COUNTY OF BEXAR

FIELD NOTE DESCRIPTION of a 1,548 square foot tract of land (Right-Of-Way Acquisition, Parcel 19421) situated within the corporate limits of the City of San Antonio, Bexar County, Texas, and being a portion of Lot 3, Block 2, New City Block 18572, as shown by plat of Phillips-Bandera Subdivision recorded in Volume 9515, Page 205, Deed and Plat Records, said County and State, as conveyed unto V & E Management Corp. by Warranty Deed recorded in Volume 12339, Page 1599, Real Property Records, said County and State, in all said 1,548 square foot tract of land being more particularly described as follows:

BEGINNING at a ½" iron rod found on the southeast R.O.W. line of Mainland Dr. (a variable width public Right-Of-Way, 60' minimum) as shown by plat of Bandera Landing Subdivision, Unit-1 recorded in Volume 9500, Page 174, said Deed and Plat Records, same being a north corner of said Lot 3 and this parcel, same being at the beginning of a non-tangent curve to the right whose radius point bears South 33° 29' 06" East, 15.00 feet,

THENCE, east along said R.O.W. line and with the arc of said curve through a central angle of 95° 00' 32", a chord bearing and distance of South 75° 58' 50" East, 22.12 feet, and an arc length of 24.87 feet to a ½" iron rod found on the southwest R.O.W. of State Highway 16 (Bandera Rd., a 180' minimum R.O.W.) as shown on TXDoT Map 291-10-20) for a north corner of said Lot 3, same being the east corner of this parcel;

THENCE, across said Lot 3 the following courses:

North 75° 57' 36" West, 11.59 feet to ½" iron rod set at the beginning of a non-tangent curve to the left whose radius point bears South 16° 47' 48" East, 23.88 feet,

Southwest along the arc of said curve through a central angle of 14° 00' 26", a chord bearing and distance of South 66° 11' 59" West, 5.82 feet, and an arc length of 5.84 feet to a ½" iron rod set at the beginning of a tangent reverse curve to the right with a radius of 341.61 feet,

Southwest along the arc of said reverse curve through a central angle of 00° 58' 37", a chord bearing and distance of South 59° 41' 05" West, 5.82 feet, and an arc distance of 5.82 feet to a ½" iron rod set,

South 60° 10' 23" West, 29.69 feet to ½" iron rod set at the beginning of tangent curve to the left with a radius of 191.25 feet,

Southwest along the arc of said curve through a central angle of 06° 48' 52", a chord bearing and distance of South 56° 45' 57" West, 22.73 feet, and an arc distance of 22.75 feet to a ½" iron rod set,

South 53° 21' 31" West, 52.43 feet to a mag nail with a washer stamped "MLS Co. RPLS 4612" set in a concrete driveway at the beginning of a tangent curve to the right with a radius of 316.75 feet,

And southwest along the arc of said curve through a central angle of 04° 39' 15", a chord bearing and distance of South 55° 41' 08" West, 25.72 feet, and an arc distance of 25.73 feet to a ½" iron rod set on the common southwest line of said Lot 3 and the northeast line of Lot 4, Block 2, New City Block 18572 as shown by plat of Sanchez-Bugg Subdivision recorded in Volume 9520, Page 101, said Deed and Plat Records for the south corner of this parcel;

THENCE, along said common line, North 28° 27' 31" West, 17.56 feet to an "X" found in a concrete apron on the southeast R.O.W. line of said Mainland Dr. for the common north corner of said Lot 4, and the west corner of said Lot 3, for the west corner of this parcel;

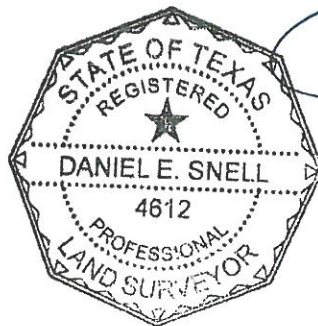
THENCE, along said R.O.W line, North 60° 42' 24" East, 133.70 feet (Bearing Basis, said Volume 9515, Page 205) to the POINT OF BEGINNING.

Containing in all, 1,548 square feet of land, more or less.

Surveyed on this 12th day of November 2014. (See attached Exhibit)

All ½" iron rods set are with an orange plastic cap stamped "MLS Co., RPLS 4612"

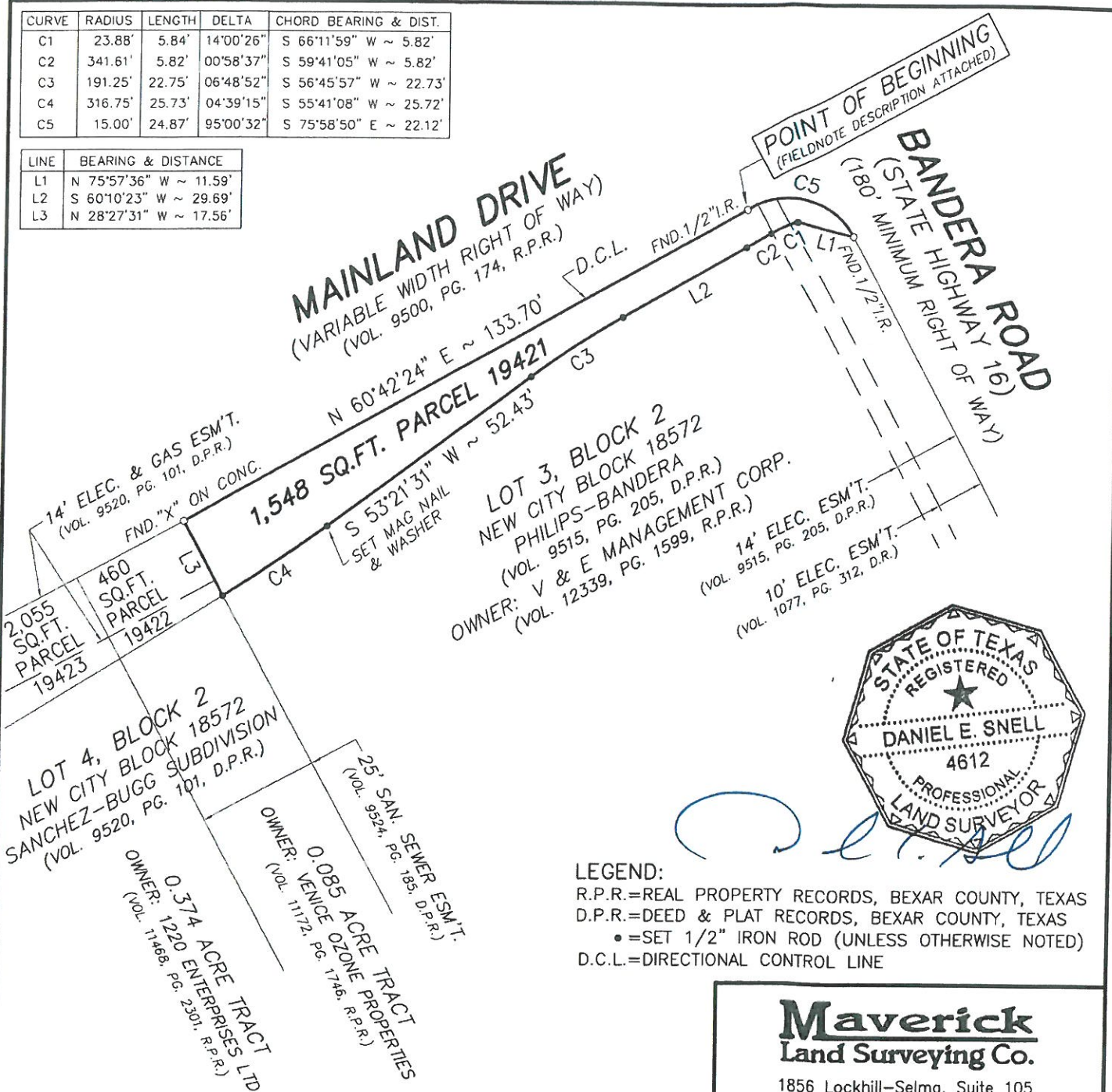
MAVERICK LAND SURVEYING CO.



D. E. Snell
Daniel E. Snell, R.P.L.S.
Texas No. 4612

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING & DIST.
C1	23.88'	5.84'	14°00'26"	S 66°11'59" W ~ 5.82'
C2	341.61'	5.82'	00°58'37"	S 59°41'05" W ~ 5.82'
C3	191.25'	22.75'	06°48'52"	S 56°45'57" W ~ 22.73'
C4	316.75'	25.73'	04°39'15"	S 55°41'08" W ~ 25.72'
C5	15.00'	24.87'	95°00'32"	S 75°58'50" E ~ 22.12'

LINE	BEARING & DISTANCE
L1	N 75°57'36" W ~ 11.59'
L2	S 60°10'23" W ~ 29.69'
L3	N 28°27'31" W ~ 17.56'

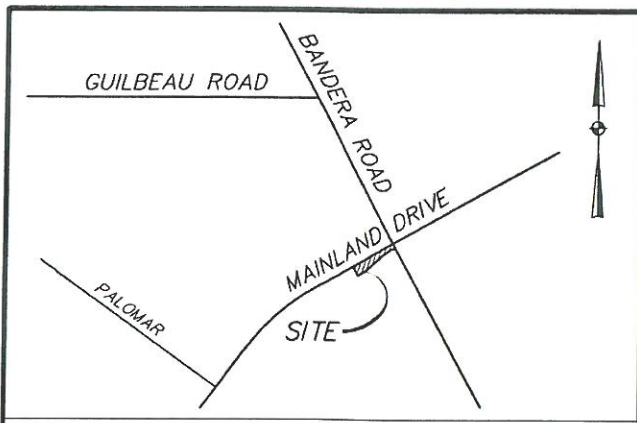


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LEGEND:
 R.P.R.=REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS
 D.P.R.=DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
 •=SET 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 D.C.L.=DIRECTIONAL CONTROL LINE



SCALE: 1"=30'



LOCATION MAP (NOT TO SCALE)

Maverick Land Surveying Co.

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 TBPLS FIRM No. 10132700
 MLS JOB No. 51254-00-1
 11-12-14

EXHIBIT OF:
A 1,548 SQ.FT. PARCEL 19421
 OUT OF
LOT 3, BLOCK 2
NEW CITY BLOCK 18572
SANCHEZ-BUGG SUBDIVISION
 SAN ANTONIO, BEXAR COUNTY, TEXAS