



13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

Borrower/Owner: **
Address: MOON ST. GF No. **
SAN ANTONIO, TX 78204

LEGAL DESCRIPTION

0.04 ACRES (1605 SQ.FT.) OF LAND, EAST PORTION OF LOT 22, BLOCK 11, NEW CITY BLOCK 2909,
IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	41.69'	1108.42'	2°09'18"	N 11°02'41" E	41.69'

GLENN AVE.

50' R.O.W



SCALE
1" = 10'

PROBANDT ST.
75' R.O.W

MOON ST
50' R.O.W

0.04 ACs.
1605 SQ.FT.

REMAINING EAST PORTION
OF
LOT 22, BLOCK 11
N.C.B. 2909

P.O.B. CM

S 89°36'42" W 44.93'

REMAINDER LOT 21
BLOCK 4, NCB 2909
VOL. 6035, PG. 1107

FOUND IRON ROD BEARS
S04°55'39"E 401.89'

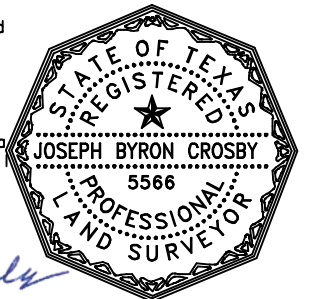
NOTES

1. BEARINGS AND DISTANCES BASED ON TEXAS STATE PLANE COORDINATE
SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

LEGEND

- BOUNDARY
- MISC-CONCRETE
- ADJOINER
- OVERHEAD ELECTRIC
- FOUND IRON ROD
- SET IRON ROD
- CALCULATED POINT
- CONTROL MONUMENT
- CM
- PP (POWER POLE)

I Joseph Byron Crosby, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.



SURVEY: JL	DATE 09/26/16
DRAWN BG	
CHECKED JBC	
APP'D JBC	
SCALE 1"=10'	PAGE 1 OF 1
JOB NO. 160700124	
TEXAS FIRM #10194244	

JOSEPH BYRON CROSBY
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5566



13300 OLD BLANCO ROAD
SAN ANTONIO, TEXAS 78216
FIRM #10194224

**FIELD NOTE DESCRIPTION
0.04 ACRES (1605 SQ. FT.)
EAST PORTION OF LOT 22
BLOCK 11, NCB 2909
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS.**

BEING A 0.04 ACRE TRACT (1605 SQ. FT.) OF LAND, THE REMAINING PORTION OF LOT 22, BLOCK 11, NEW CITY BLOCK (NCB) 2909 CITY OF SAN ANTONIO BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH STEEL REBAR IN CURRENT EAST RIGHT-OF-WAY LINE OF PROBANDT STREET (75' R.O.W) AT THE SOUTHWEST CORNER OF THIS TRACT HEREIN DESCRIBED, SAID POINT BEING SOUTHWEST CORNER OF A TRACT OF LAND IN THE NAME OF CITY OF SAN ANTONIO PER SAID NCB 2909, SAME BEING THE NORTHWEST CORNER OF A CALLED 0.13 ACRES CONVEYED TO AMADOR NINO AND ELIDA R. NINO BY DEED RECORDED IN VOLUME 6035, PAGE 1107, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS;

THENCE IN A NORTHEASTERLY DIRECTION ALONG THE EAST RIGHT OF WAY LINE OF PROBANDT STREET (75' R.O.W.), AND A CURVE TO THE RIGHT HAVING A RADIUS OF 1108.42 FEET, AN ARC LENGTH OF 41.69 FEET AND A CHORD THAT BEARS N 11° 02' 41" E A DISTANCE OF 41.69 FEET TO A SET 1/2" INCH STEEL REBAR WITH PLASTIC CAP MARKED ALLIANCE FOR THE NORTHWEST CORNER OF THIS TRACT, BEING ON THE SOUTH RIGHT OF WAY LINE OF GLENN STREET (50' R.O.W.);

THENCE N 89° 36' 42" E WITH THE NORTH LINE OF SAID CITY OF SAN ANTONIO TRACT A DISTANCE OF 33.35 FEET TO A SET 1/2 INCH STEEL REBAR WITH PLASTIC CAP MARKED ALLIANCE IN THE WEST RIGHT-OF-WAY LINE OF MOON STREET (50' ROW) FOR THE NORTHEAST CORNER HEREOF;

THENCE S 05° 01' 30" E WITH THE WEST RIGHT-OF-WAY LINE OF MOON STREET AND THE EAST LINE OF SAID LOT 22, A DISTANCE OF 40.99 FEET TO A SET 1/2" STEEL REBAR WITH PLASTIC CAP MARKED ALLIANCE FOR THE NORTHEAST CORNER OF SAID 0.13 ACRES TRACT AND THE SOUTHEAST CORNER HEREOF;

THENCE S 89° 36' 42" W ALONG THE SOUTH LINE OF SAID LOT 22 AND THE NORTH LINE OF SAID 0.13 A DISTANCE 44.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.04 ACRES (1605 SQ. FT.) OF LAND.

BEARINGS AND DISTANCES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD-83 TEXAS SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**JOE B. CROSBY
RPLS # 5566
10/04/2016**

