

Property Description for Parcel 19786

Being a 0.0062 of one acre (270 square feet) parcel of land out of Lot 25, Block 2, New City Block 7809, 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 Mario A. Hernandez, et ux recorded under Volume 4666, Page 824 of the Official Public Records of Bexar County, Texas (O.P.R.B.C.); said 0.0062 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 a tract of land described in an instrument to Garry H. Powles as Lot 22 and the West 15 feet of Lot 23, Block 2 of said Woodrow Place Subdivision recorded under Doc. No. 20170017669 of the O.P.R.B.C., same being the Southwest corner of a tract of land described in an instrument to Alicia B. Gilman as Lot 24 and the East 35 feet of Lot 23, Block 2 of said Woodrow Place Subdivision recorded under Volume 2681, Page 450 of the O.P.R.B.C., lying on the North line of Lot 23 of Rosemary Place, a subdivision per plat recorded under Volume 642, Page 32 of the D.P.R.B.C.;

South 89°43'33" East, along and with the South lines of Lots 23 and 24 of said Woodrow Place Subdivision, same being the North lines of Lots 21 through 23 of said Rosemary Place Subdivision, a distance of 84.88 feet to the common South corner of said Lots 24 and 25;

North 19°54'14" West, along and with the common line of said Lots 24 and 25, a distance of 137.71 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Southwest corner and **POINT OF BEGINNING** of the herein described parcel and having surface coordinates of N=13,684,247.03 and E=2,128,208.18, lying on the proposed South right-of-way line of Southcross Blvd. (62 feet wide);

- 1) **THENCE**, North 19°54'14" West, continuing along and with the common line of said Lots 24 and 25, a distance of 5.73 feet to the common Northwest corner of said Lot 25 and the herein described parcel, lying on the existing South right-of-way line of Southcross Blvd. (ROW width varies, called 50-feet wide in Volume 368, Page 103 D.P.R.B.C.) from which a 1/2-inch iron rod bears South 19°54' East, 0.96 feet;
- 2) **THENCE**, South 89°46'08" East, along and with the North line of said Lot 25, same being the existing South right-of-way line of said Southcross Blvd., a distance of 50.05 feet to the common Northeast corner of said Lot 25 and the herein described parcel, same being the Northwest corner of Lot 26 of the Woodrow Place Subdivision;
- 3) **THENCE**, South 19°54'12" East, along and with the line common to said Lots 25 and 26, a distance of 5.75 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described parcel, lying on the proposed South right-of-way line of said Southcross Blvd.;

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Project No. 23-01613
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- 4) **THENCE**, North 89°44'36" West, over and across said Lot 25 and along and with the proposed South right-of-way line of said Southcross Blvd., a distance of 50.05 feet to the **POINT OF BEGINNING** and containing 0.0062 of one acre (270 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

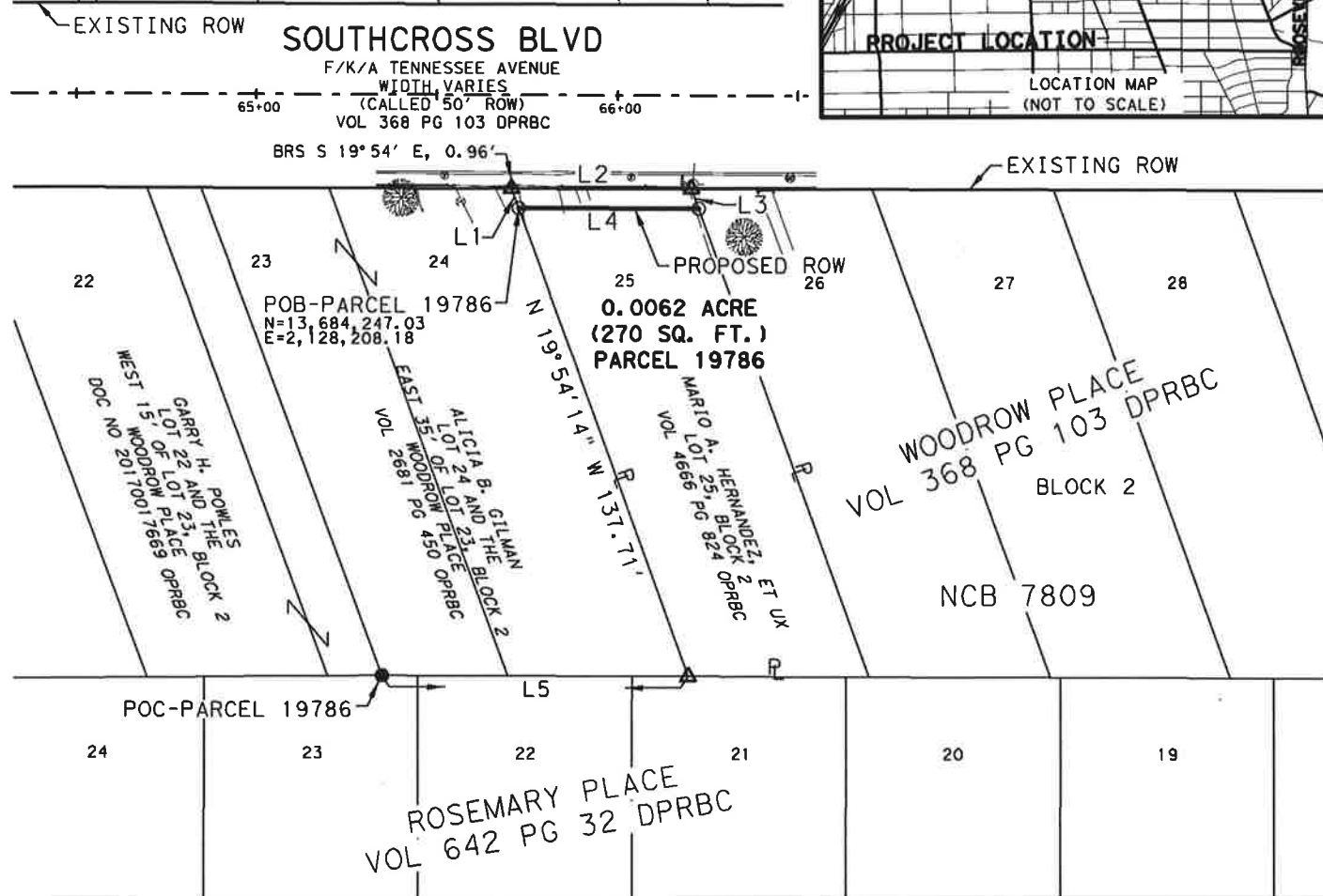
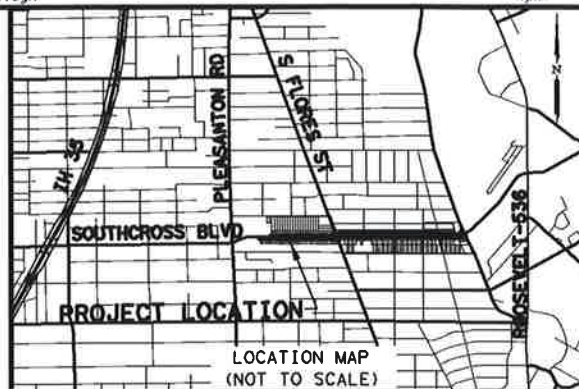


NOTES:

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	N 19° 54' 14" W	5.73'
L2	S 89° 46' 08" E	50.05'
L3	S 19° 54' 12" E	5.75'
L4	N 89° 44' 36" W	50.05'
L5	S 89° 43' 33" E	84.88'



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:

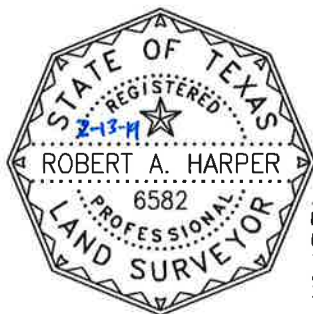
1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ALL DISTANCES AND COORDINATES ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED ADJUSTMENT FACTOR OF 1.00017.
2. NO TITLE COMMITMENT WAS PROVIDED AND 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.

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
- ℙ 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
 BGE, Inc. 7000 North Mopac, Suite 330, Austin, TX 78731 Tel: 512-879-0400 • www.bgeinc.com TBPLS Licensed Surveying Firm No. 10106502 Copyright 2019	
PARCEL PLAT OF 0.0062 ACRE / 270 SQ FT PARCEL 19786 SOUTHCROSS BLVD. CITY OF SAN ANTONIO PROJECT NO. 23-01613 FEBRUARY, 2019 PAGE 3 OF 3 SCALE: 1"=50'	