



**FIELD NOTES
FOR A 0.6216 ACRE (27,077 Sq. Ft.) TRACT
Unnamed Street Area to be Vacated
San Antonio Industrial Park, Unit 1 and Scorpio Subdivision**

A 0.6216 acre (27,077 sq. ft.) tract of land shown as an unnamed street reservation area according to a plat known as San Antonio Industrial Park, Unit 1 and Scorpio Subdivision, recorded in Volume 7600, Page 101, Deed and Plat Records of Bexar County, Texas (D.P.R.), said unnamed street reservation area being more particularly described by metes and bounds as follows:

BEGINNING at a point for the northwest corner of this tract, the south corner Lot 21, N.C.B. 10574, of said San Antonio Industrial Park, Unit 1 and Scorpio Subdivision, on the right-of-way of a curve having a radius of 60.00 feet, which connects the southeastern right-of-way of Copeland Drive with the northeastern right-of-way of Scorpio Drive (AKA Splashtown), from which the center of said curve bears S 45° 09' 23" W, for a distance of 60.00 feet, for reference;

THENCE: N 52° 26' 00" E, along the northwestern line of this tract, the southeastern line of said Lot 21, for a distance of 260.90 feet to a point for the northeast corner and the beginning of a cul-de-sac area of this tract, the eastern corner of said Lot 21, an exterior corner of Lot 23, N.C.B. 10574, of the Water Park Subdivision, recorded in Volume 9508, Page 17, D.P.R., from which the center of said cul-de-sac bears N 82° 24' 50" E, for a distance of 60.00 feet, for reference;

THENCE: along a curve to the right, the eastern line of this tract and said reserved cul-de-sac area, a southwestern line of said Lot 23, having a radius of 60.00 feet, an arc length of 314.16 feet, a central angle of 300° 00' 00", and a chord bearing of S 37° 35' 10" E, for a distance of 60.00 feet to a point on the southeastern line of this tract, an exterior corner of said Lot 23, the north corner of Lot 29, N.C.B. 14037, of said San Antonio Industrial Park, Unit 1 and Scorpio Subdivision;

THENCE: S 52° 26' 00" W, along the southeastern line of this tract, the northwestern line of said Lot 29, for a distance of 291.21 feet to a point for the southwest corner of this tract, a corner on the northwestern line of said Lot 29, on said curve that connects the southeastern right-of-way of Copeland Drive with the northeastern right-of-way of Scorpio Drive (AKA Splashtown);

THENCE: along said curve that connects the southeastern right-of-way of Copeland Drive with the northeastern right-of-way of Scorpio Drive (AKA Splashtown), having a radius of 60.00 feet, an arc length of 71.34 feet, a central angle of 68° 07' 32", and a chord bearing of N 10° 46' 51" W, for a distance of 67.21 feet, to the **POINT OF BEGINNING.**

CONTAINING: 0.6216 acres (27,077 Sq. Ft.), in Bexar County, Texas and being described in accordance with a boundary survey prepared by KFW Surveying. Bearings are based on said San Antonio Industrial Park, Unit 1 and Scorpio Subdivision, recorded in Volume 7600, Page 101, Deed and Plat Records of Bexar County, Texas.

Job No.: 20-063
 Prepared by: KFW Surveying
 Date: July 17, 2020
 Revised: November 30, 2020
 File: S:\Draw 2020\20-063 Copeland Drive - Scorpio Subdivision Street Vacation\DOC

11-30-2020

Douglas A. Kramer

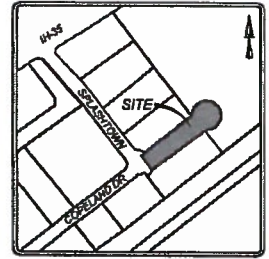


NOTES:

- BEARINGS ARE BASED ON THE SAN ANTONIO INDUSTRIAL PARK, UNIT 1 AND SCORPIO SUBDIVISION, RECORDED IN VOLUME 7600, PAGE 101, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
- METES AND BOUNDS WERE PREPARED FOR THIS EXHIBIT.

SYMBOL LEGEND

- CALCULATED POINT
- FIR FOUND 1/2" IRON ROD OR AS NOTED
- SIR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
- POB POINT OF BEGINNING
- POC POINT OF BEGINNING
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



LOCATION MAP NOT-TO-SCALE

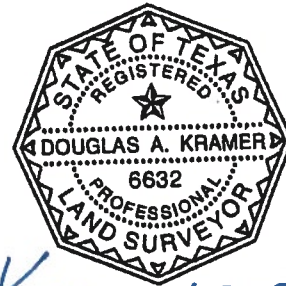
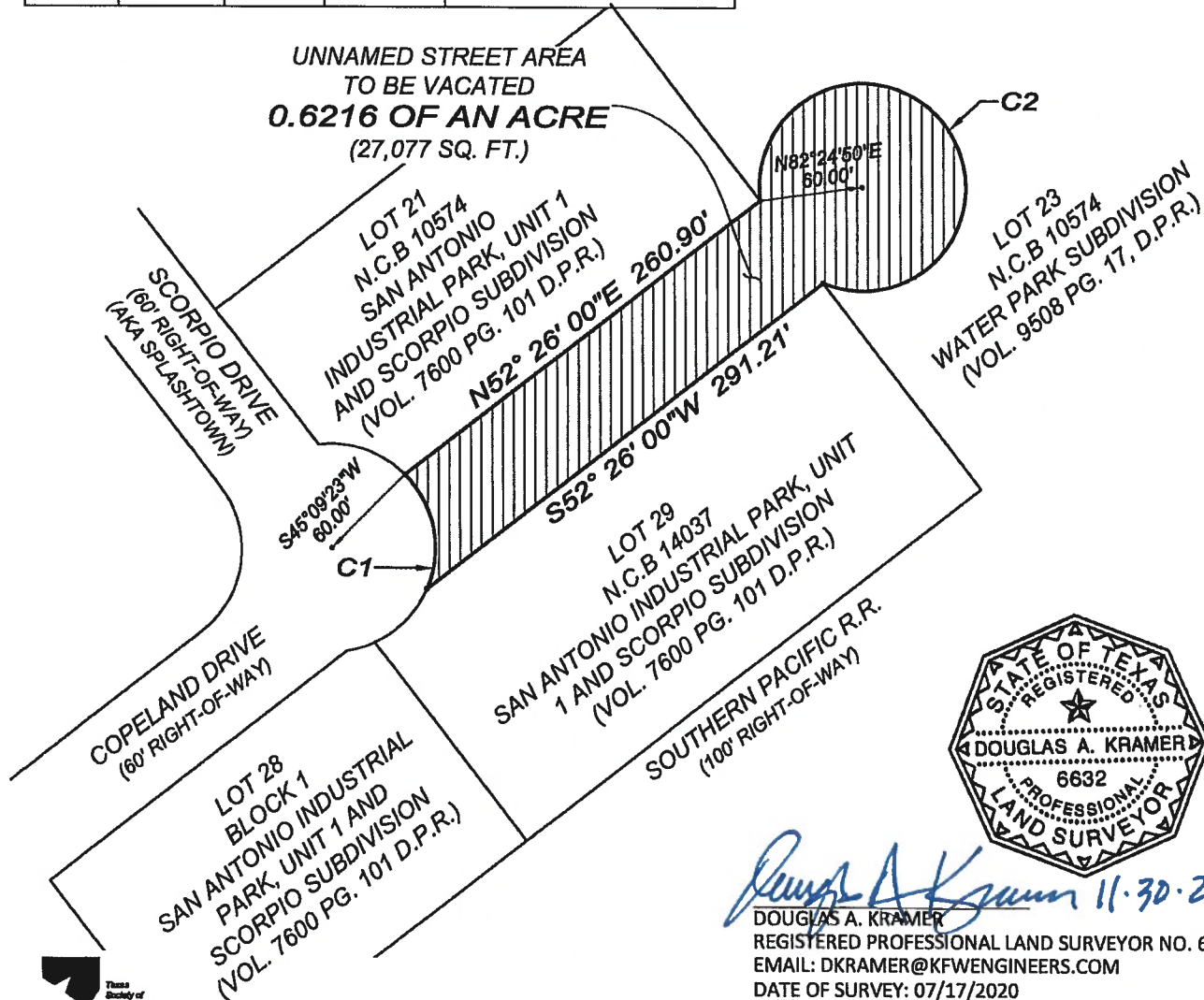


SCALE: 1"=100'



Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	71.34'	60.00'	088°07'32"	N10°46'51"W	67.21'
C2	314.16'	60.00'	300°00'00"	S37°35'10"E	60.00'

UNNAMED STREET AREA
TO BE VACATED
0.6216 OF AN ACRE
(27,077 SQ. FT.)



Douglas A. Kramer 11-30-2020
DOUGLAS A. KRAMER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6632
EMAIL: DKRAMER@KFWENGINEERS.COM
DATE OF SURVEY: 07/17/2020
PROJECT NO.: 20-063

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

ANY COMPLAINTS REGARDING THE SERVICES YOU HAVE RECEIVED CAN BE DIRECTED TO:
THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS (TPELS)
1917 S INTERSTATE 34, AUSTIN, TEXAS, 78741
PHONE: 512-440-7722, FAX: 512-442-1414, EMAIL: INFO@PELS.TEXAS.GOV



STREET AREA VACATION
SAN ANTONIO, BEXAR COUNTY, TEXAS.

REVISIONS:
UPDATED FIELD NOTES

ISSUE DATE:
11/30/20

JOB NO. 20-063
DATE: 07/25/2020 DESIGNER: DAK
DRAWN: CAM CHECKED: TAS

SHEET: 1 OF 1