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FN NO. 14HNTB001
DECEMBER 11, 2015

Parcel No.: 19485
Project No.: 40-00327
Project Name: McCullough Avenue Area Drainage
Owner's Name: Elmira Place Joint Ventures
Page 1 of 3

FIELD NOTES
0.026 OF AN ACRE TRACT OF LAND
(1,150 sq. ft.)
TEMPORARY CONSTRUCTION EASEMENT

OF A 0.026 ACRE TRACT LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK 8, NCB 1002 OF THE CITY OF SAN ANTONIO, SAME BEING THAT CERTAIN 0.332 ACRE TRACT OF LAND CONVEYED FROM RUDY RIVAS TO ELMIRA PLACE JOINT VENTURES BY DEED OF RECORD IN VOLUME 12927, PAGE 2001 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 0.026 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND TXDOT MONUMENT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ELMIRA STREET AND THE WESTERLY RIGHT-OF-WAY LINE OF MCLANE STREET, BEING THE NORTHEASTERLY CORNER OF SAID 0.332 ACRE TRACT AND HEREOF;

THENCE, S 33° 54' 45" E, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF ELMIRA STREET, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MCLANE STREET, A DISTANCE OF 10.36 FEET TO THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S 71° 24' 10" W, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF MCLANE STREET, INTO AND ACROSS SAID 0.332 ACRE TRACT, A DISTANCE OF 115.09 FEET TO A POINT IN THE COMMON BOUNDARY LINE OF SAID 0.332 ACRE TRACT AND THAT CERTAIN TRACT CONVEYED TO BILLIE MARTIN BIRDWELL AND LYNETTE BIRDWELL BY DEED OF RECORD IN VOLUME 14907, PAGE 660 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, N 33° 37' 06" W, ALONG A PORTION OF THE COMMON BOUNDARY LINE OF SAID 0.332 ACRE TRACT AND SAID BIRDWELL TRACT, A DISTANCE OF 10.35 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF ELMIRA STREET, BEING THE NORTHEASTERLY CORNER OF SAID BIRDWELL TRACT, SAME BEING THE NORTHWESTERLY CORNER OF SAID 0.332 ACRE TRACT AND HEREOF;

THENCE, N 71° 24' 30" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF ELMIRA STREET, A DISTANCE OF 115.04 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 0.026 ACRES (1,150 SQ. FT.) OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING & SUE, LLC
P.O. BOX 992
SPRING BRANCH, TEXAS 78070
TBPLS FIRM #10044200

Richard A. Goodwin 12/11/15
RICHARD A. GOODWIN DATE
R.P.L.S. #4069 STATE OF TEXAS



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- C.M. CONTROLLING MONUMENT
- P.O.B. POINT OF BEGINNING
- MONUMENT FOUND

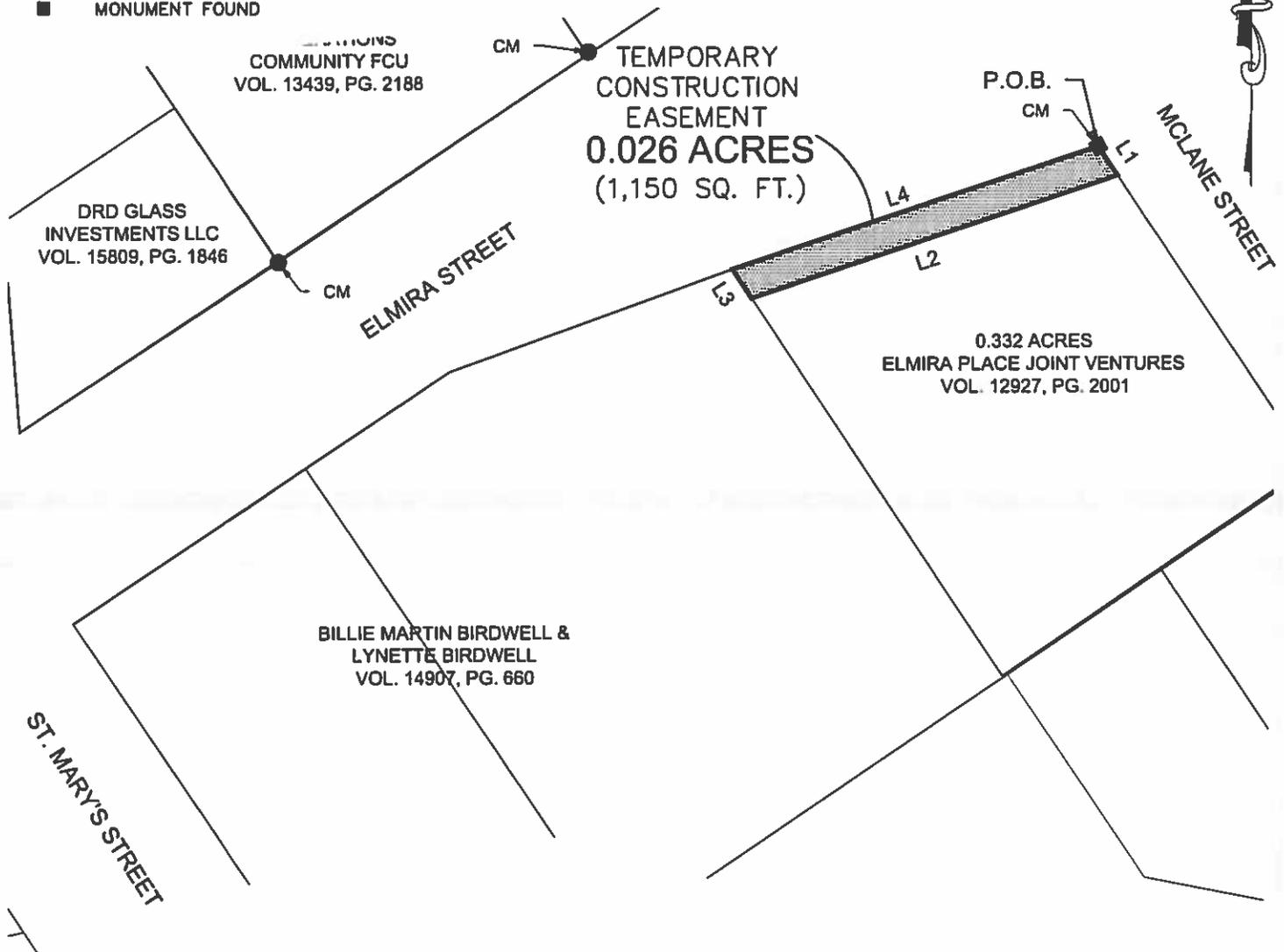
LINE TABLE

LINE	BEARING	DISTANCE
L1	S 33°54'45" E	10.36'
L2	S 71°24'10" W	115.09'
L3	N 33°37'06" W	10.35'
L4	N 71°24'30" E	115.04'

0 25 50 100



SCALE (FEET)



THIS BOUNDARY SURVEY WAS COMPLETED WITHOUT ADDITIONAL RESEARCH TO DETERMINE IF OTHER MATTERS OF RECORD, IF ANY, MIGHT AFFECT THIS PROPERTY, SUCH AS EASEMENTS, SETBACKS, OR OTHER ENCUMBRANCES.

BASIS OF BEARING IS NAD83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE WITH CONTROLLING MONUMENTS AS NOTED.

DATE OF FIELDWORK: 09-10-15



I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, REGISTRATION NUMBER 4069, HEREBY STATE THAT DURING THE MONTH OF SEPTEMBER, 2015, A SURVEY OF THE REAL PROPERTY SHOWN HEREON WAS MADE UPON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4069

Richard A. Goodwin 12/11/15

DATE

ELMIRA PLACE
JOINT
VENTURES



**SHERWOOD
SURVEYING & S.U.E.**
UTILITIES | RESIDENTIAL | COMMERCIAL | INDUSTRIAL

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EXHIBIT

OF A 0.026 ACRE TRACT LOCATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK 8, NCB 1002 OF THE CITY OF SAN ANTONIO, SAME BEING THAT CERTAIN 0.332 ACRE TRACT OF LAND CONVEYED FROM RUDY RIVAS TO ELMIRA PLACE JOINT VENTURES BY DEED OF RECORD IN VOLUME 12927, PAGE 2001 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

DATE: 12/11/15

DRAWN BY: MTH

PROJECT No. 14HNTB001