

Property Description for Parcel 19857

Being a 0.0065 of one acre (282 square feet) parcel of land out of Lots 53 and 54, Block 22, New City Block 7710, Resubdivision of Harlandale, City of San Antonio, Bexar County, Texas, according to the map or plat recorded in Volume 105, Page 338 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.), and further being described in an instrument to J.Raymond Karam recorded in Document Number 20160216133 of the Official Public Records of Bexar County, Texas; said 0.0065 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 common North corner of Lots 52 and 53, Block 22, of said Resubdivision of Harlandale, lying on the South right-of-way line of a called 17.5 foot wide alley as shown on said Resubdivision of Harlandale, from which a 1/2-inch iron rod found with cap stamped "5482" at the intersection of said South right-of-way line of said 17.5 foot wide alley and the West right-of-way line of Trenton Street (called 50 foot wide right-of-way in Volume 105, Page 338 D.P.R.B.C.) for the Northeast corner of Lot 56, Block 22 of said Resubdivision of Harlandale bears South 89°56'15" East, a distance of 100.40 feet

South 00°08'49" East, leaving the South right-of-way line of said 17.5 foot wide alley, along and with the common line of said Lots 52 and 53, a distance of 114.45 feet to a 1/2-inch iron rod with cap stamped "BGE, INC" set for the Northwest corner and **POINT OF BEGINNING** of the herein described parcel and having surface coordinates of N=13,684,338.37 and E=2,130,665.50, lying on the proposed North right-of-way line of Southcross Boulevard (62 feet wide);

- 1) **THENCE**, South 89°56'45" East, leaving the common line of said Lots 52 and 53, over and across said Lots 53 and 54 and along said proposed North right-of-way line of Southcross Boulevard, a distance of 49.81 feet to 1/2-inch iron rod with cap stamped "BGE, INC" set on the common line of Lots 54 and 55, Block 22 of said Resubdivision of Harlandale, for the Northeast corner of the herein described parcel;
- 2) **THENCE**, South 00°02'41" West, along and with the common line of said Lots 54 and 55, a distance of 5.66 feet to a 1/2-inch iron rod found for the common South corner of said Lots 54 and 55, lying on the existing North right-of-way line of said Southcross Boulevard, for the Southeast corner of the herein described parcel;
- 3) **THENCE**, North 89°58'07" West, along and with the existing North right-of-way line of said Southcross Boulevard and the South line of said Lots 53 and 54, a distance of 49.80 feet to a calculated point for the common South corner of said Lots 52 and 53 and being the Southwest corner of the herein described tract, from which a 1/2-inch iron rod found lying on the existing North right-of-way line of said Southcross Boulevard bears, North 89°58'07" West, a distance of 67.72 feet;

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- 4) **THENCE**, North 00°08'49" West, leaving the existing North right-of-way line of said Southcross Boulevard, along and with the common line of said Lots 52 and 53, a distance of 5.68 feet to the **POINT OF BEGINNING** and containing 0.0065 of one acre (282 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

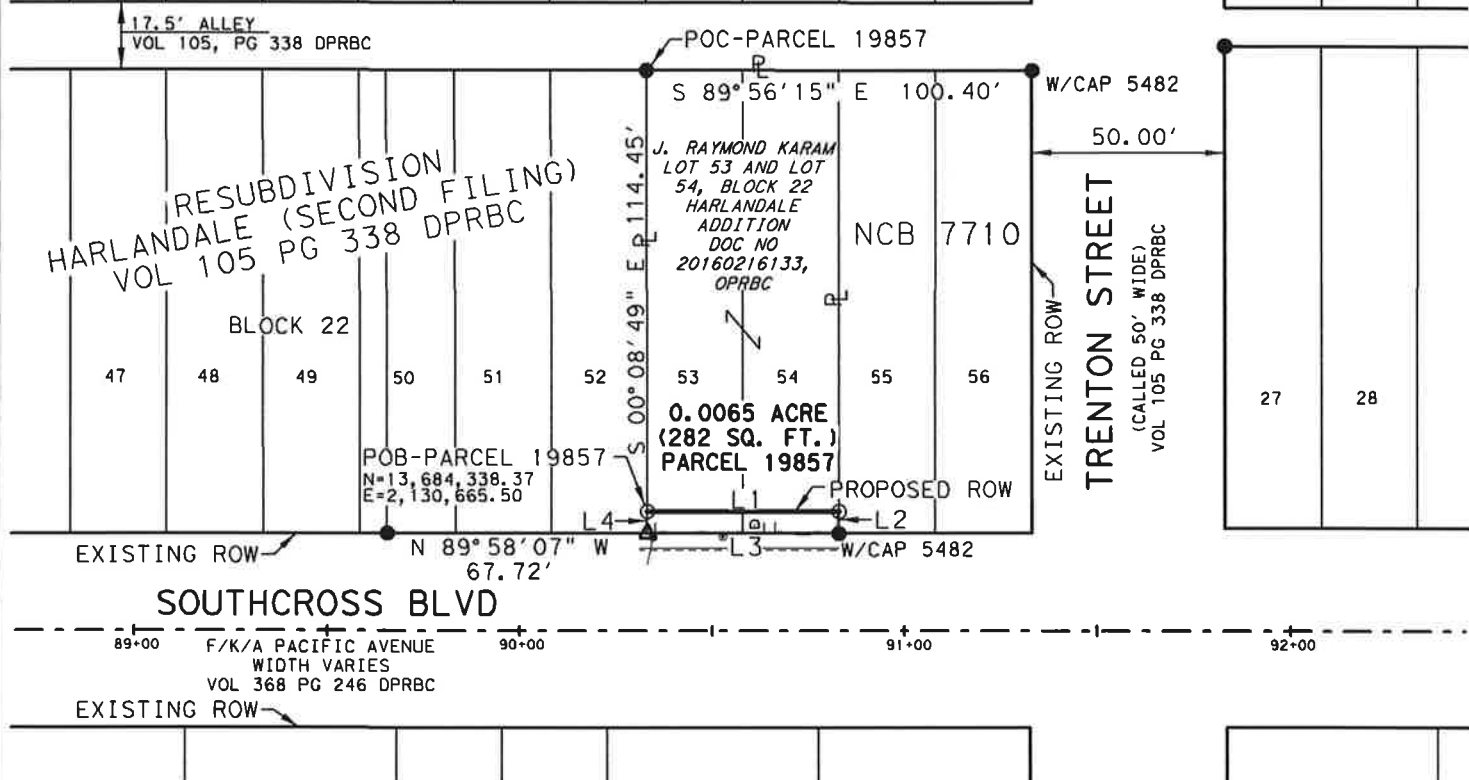
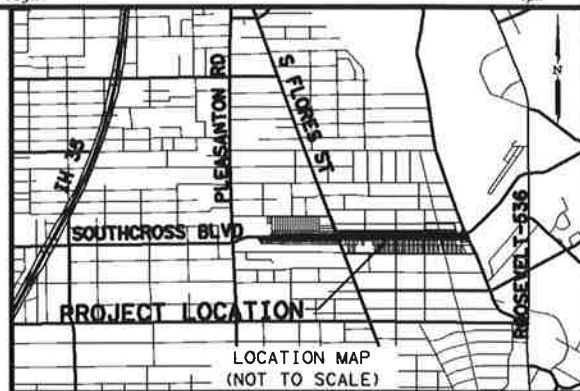


NOTES:

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	S 89° 56' 45" E	49.81'
L2	S 00° 02' 41" W	5.66'
L3	N 89° 58' 07" W	49.80'
L4	N 00° 08' 49" W	5.68'



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
- ℓ 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
 BGE, Inc.
 7000 North Mopac, Suite 330, Austin, TX 78731
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 TBPLS Licensed Surveying Firm No. 10106502

PARCEL PLAT OF
 0.0065 ACRE / 282 SQ FT
PARCEL 19857
SOUTH CROSS BLVD.
CITY OF SAN ANTONIO
 PROJECT NO. 23-01613
 FEBRUARY, 2019
 PAGE 3 OF 3 SCALE: 1"=50'