PROPERTY DESCRIPTION OF A 0.456 OF AN ACRE TRACT (D)
SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING a 0.456 of an acre (19,870 square feet) tract of land situated in the San Antonio Town Tract, Abstract 20, Bexar County, Texas, and being out of the following Lots and Blocks of the Los Angeles Heights Subdivision, recorded in Volume 105, Page 284, Plat Records of Bexar County, Texas:

> Lot 11, Block 56, New City Block 7147, described in an instrument from John C. Myrick and wife, Mary D. Myrick to the City of San Antonio, Bexar County, Texas, recorded in Volume 4025, Page 3, Deed Records Bexar County, Texas, dated May 23, 1957,
>
> Lot 12, Block 56, New City Block 7147, described in an instrument from Cecil R. Pyle and wife, Allie Pyle to the City of San Antonio, Bexar County, Texas, recorded in Volume 4021, Page 544, Deed Records Bexar County, Texas, dated May 22, 1957,
>
> Lot 13, Block 56, New City Block 7147, described in an instrument from L. M. Duncan and wife, Nita R. Duncan to the City of San Antonio, Bexar County, Texas, recorded in Volume 4045, Page 595, Deed Records Bexar County, Texas, dated July 23, 1957,
>
> Lot 14, Block 56, New City Block 7147, described in an instrument from Nicanora Resendiz, a widow to the City of San Antonio, Bexar County, Texas, recorded in Volume 4011, Page 199, Deed Records Bexar County, Texas, dated April 23, 1957,

the aforementioned 0.456 of an acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a found Texas Department of Transportation "Type II" concrete monument (having coordinates of N: 13,720,082.24, E: 2,122,463.96), lying in the existing North right-of-way line of McIlvaine Street (variable width right-of-way), for a point of curvature of the herein described 0.456 of an acre tract;

(1) **THENCE** NORTHWESTERLY, an arc distance of 33.85 feet, with a curve to the right having a radius of 30.00 feet, a delta angle of 64°39'20", and a chord which bears North 58°10'16" West, 32.09 feet, along the existing North right-of-way line of the aforementioned McIlvaine Street, across the aforementioned Lot 13, to a found Texas Department of Transportation "Type II" concrete monument, lying in the existing East right-of-way line of Interstate Highway 10 (variable width right-of-way), for a point of tangency of the herein described 0.456 of an acre tract;

(2) **THENCE** NORTH 25°50'36" WEST, 112.80 feet, along the existing East right-of-way line of the aforementioned Interstate Highway 10, across the aforementioned Lot 13 and Lot 14, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the North line of said Lot 14 and the South line of a 10 foot wide alley, Block 56, of the aforementioned Los Angeles Heights Subdivision, for the Northwest corner of the herein described 0.456 of an acre tract;

(3) **THENCE** NORTH 89°53'20" EAST, 197.14 feet, along the North line of the aforementioned Lots 14, 13, 12, and 11 and the South line of the aforementioned 10 foot alley, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the West line of Warner Avenue, of the aforementioned Los Angeles Heights Subdivision, for the Northeast corner of said Lot 11, the Southeast corner of said 10 foot wide alley, and the Northeast corner of the herein described 0.456 of an acre tract;

(4) **THENCE** SOUTH 00°06'40" EAST, 116.76 feet, along the East line of the aforementioned Lot 11 and the West line of the aforementioned Warner Avenue, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the existing North right-of-way line of the aforementioned McIlvaine Street, for the Southeast corner and a point of curvature of the herein described 0.456 of an acre tract;

(5) **THENCE** SOUTHWESTERLY, an arc distance of 25.35 feet, with a curve to the right having a radius of 320.00 feet, a delta angle of 04°32'19", and a chord which bears South 87°13'54" West, 25.34 feet, across the aforementioned Lot 11, to a found Texas Department of Transportation "Type II" concrete monument, for a point of tangency of the herein described 0.456 of an acre tract;

(6) **THENCE** SOUTH 89°30'04" WEST, 95.63 feet, along the existing North right-of-way line of the aforementioned McIlvaine Street and across the aforementioned Lots 11, 12, 13, and 14, to the **POINT OF BEGINNING** and containing 0.456 of an acre (19,870 square feet) of land;

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Central Zone (4204), NAD83(2011). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00017.

The unit of measure is the U.S. Survey feet.

A plat of even survey date herein accompanies and is made a part of this description.

THE STATE OF TEXAS X
X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 20th day of September, 2017 A.D.

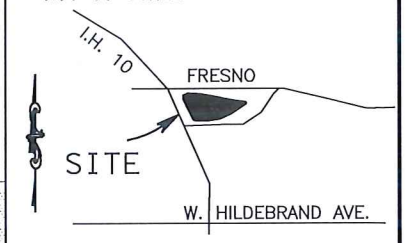
R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas

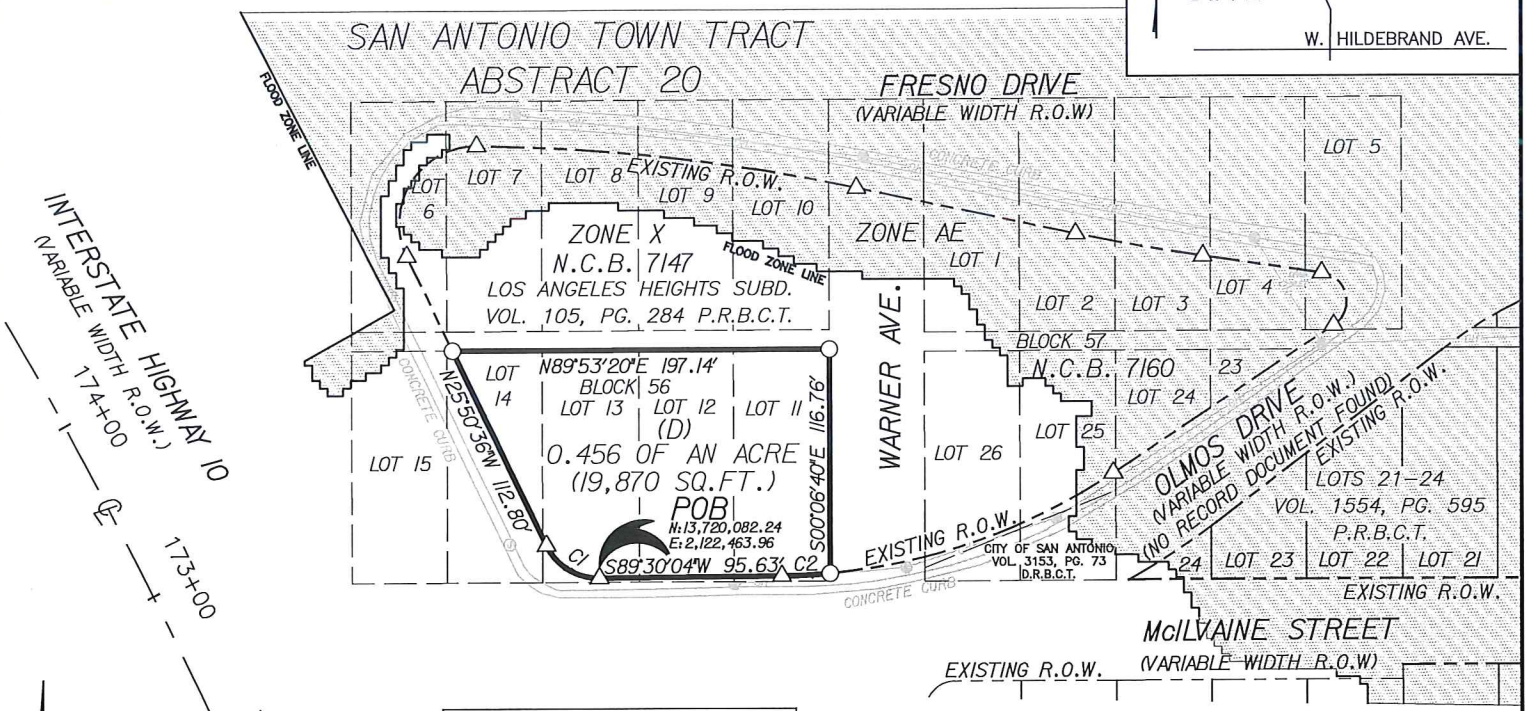
DEED INFORMATION					
	LOT #	TXDOT PARCEL #	VOLUME	PAGE	
BLOCK 56					
	6	19	4195	15	D.R.B.C.T.
	7	20	5065	353	D.R.B.C.T.
	8	21	5053	680	D.R.B.C.T.
	9	22	5065	357	D.R.B.C.T.
	10	23	4161	426	D.R.B.C.T.
	11		4025	3	D.R.B.C.T.
	12		4021	544	D.R.B.C.T.
	13		4045	595	D.R.B.C.T.
	14		4011	199	D.R.B.C.T.

DEED INFORMATION					
	LOT #	TXDOT PARCEL #	VOLUME	PAGE	
BLOCK 57					
	1	32	4143	343	D.R.B.C.T.
	2	33	4143	343	D.R.B.C.T.
	3		4017	99	D.R.B.C.T.
	4		4017	100	D.R.B.C.T.
	5	34	4149	81	D.R.B.C.T.
	23	27	4141	464	D.R.B.C.T.
	24	26	4141	464	D.R.B.C.T.
	25	25	4143	89	D.R.B.C.T.
	26	24	4143	89	D.R.B.C.T.

VICINITY MAP

BEXAR COUNTY, TEXAS
NOT TO SCALE





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S25°50'36"E	43.61'
L2	S00°06'40"E	10.00'
L3	N25°50'36"W	11.10'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	64°39'20"	30.00'	33.85'	N58°10'16"W	32.09'
C2	04°32'19"	320.00'	25.35'	S87°13'54"W	25.34'

LEGEND

- △ FOUND TxDOT TYPE II MONUMENT (UNLESS OTHERWISE STATE)
- ○ SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX"
- □ FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TxDOT"
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN)
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- ℄ CENTERLINE
- P.R.B.C.T. PLAT RECORDS BEXAR COUNTY, TEXAS
- R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- D.R.B.C.T. DEED RECORDS BEXAR COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- (J) SIGNAL JUNCTION BOX
- —W— WATER LINE
- —OH— OVERHEAD ELECTRIC LINE

100 50 0 100
SCALE IN FEET

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT.

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES.

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY THE TxDOT CONVERSION FACTOR OF 1.00017.

THE UNIT OF MEASURE IS THE U.S. SURVEY FEET.

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 48029C0385G, BEARING AN EFFECTIVE DATE OF MAY 16, 2008. THIS STATEMENT DOES NOT REPRESENT OR IMPLY THAT A FLOOD PLAIN STUDY OR ANALYSIS WAS PERFORMED BY CDS MUERY.

STATE OF TEXAS
REGISTERED
R. CLAY SWETMAN
5397
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

9/20/2017

R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

CDS muery
ENGINEERS • SURVEYORS
3411 MAGIC DR. SAN ANTONIO TEXAS • (210) 581-1111 • TBPE NO. F-1733 • TBPLS NO. 100495-00

0.456 OF AN ACRE TRACT
BEXAR COUNTY, TEXAS

0.456 OF AN ACRE (19,870 SQ. FT.)

DATE: SEPTEMBER 20, 2017