PROPERTY DESCRIPTION OF A 0.223 OF AN ACRE TRACT
50.0' RIGHT-OF-WAY ABANDONMENT (A)
SAN ANTONIO, BEXAR COUNTY, TEXAS

**BEING** a 0.223 of an acre (9,706 square feet) tract of land situated in the San Antonio Town Tract, Abstract 20, Bexar County, Texas, and being out of Warner Avenue (50.0' right-of-way), of the Los Angeles Heights Subdivision, recorded in Volume 105, Page 284, Plat Records of Bexar County, Texas, the aforementioned 0.223 of an acre tract of land, being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 5/8 inch iron rod with aluminum cap stamped "TxDOT", (having coordinates of N: 13,720,287.89, E: 2,122,584.50, lying in the existing South right-of-way line of Fresno Drive (variable width right-of-way), the West line of the aforementioned Warner Avenue, and the East line of Lot 10, Block 56, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Pedro Ramirez and wife, Anna Alice Ramirez to the State of Texas, recorded in Volume 4161, Page 427, Deed Records Bexar County, Texas, dated April 24, 1958, for the Northwest corner and a point of curvature of the herein described 0.223 of an acre tract;

(1) **THENCE** SOUTHEASTERLY, an arc distance of 14.81 feet, with a curve to the right having a radius of 1,048.16 feet, a delta angle of 00°48'33", and a chord which bears South 78°29'45" East, 14.81 feet, along the existing South right-of-way line of the aforementioned Fresno Drive, across the aforementioned Warner Avenue, to a found Texas Department of Transportation "Type II" concrete monument, for a point of tangency of the herein described 0.223 of an acre tract;

(2) **THENCE** SOUTH 78°05'29" EAST, 36.08 feet, continuing across the aforementioned Warner Avenue, to a found 5/8 inch iron rod with aluminum cap stamped "TxDOT", lying in the East line of said Warner Avenue and the West line of Lot 1, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Federal Lumber Company, Inc., a Texas corporation, to the State of Texas, recorded in Volume 4143, Page 343, Deed Records Bexar County, Texas, dated March 6, 1958, for the Southeast corner of said Lot 10 and the Northeast corner of the herein described 0.223 of an acre tract;

(3) **THENCE** SOUTH 00°06'40" EAST, 184.80 feet, along the East line of the aforementioned Warner Avenue, the West line of the aforementioned Lot 1, and the West line of Lot 26, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Julia Giesick to the State of Texas, recorded in Volume 4143, Page 89, Deed Records Bexar County, Texas, dated April 9, 1958, passing at 67.79 feet, a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Southwest corner of said Lot 1 and the Northwest corner of a 10 foot wide alley (per the aforementioned Los Angeles Heights Subdivision), passing at 77.79 feet, a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Southwest corner of said 10 foot wide alley and the Northwest corner of said Lot 26, continuing the total distance to a 5/8 inch iron rod with aluminum cap stamped "TxDOT", lying in the existing North right-of-way line of Olmos Drive (variable width right-of-way), for a the Southeast corner of the herein described 0.223 of an acre tract;

(4) **THENCE** SOUTHWESTERLY, an arc distance of 50.53 feet, with a curve to the right having a radius of 320.00 feet, a delta angle of 09°02'52", and a chord which bears South 80°26'19" West, 50.48 feet, along existing North right-of-way line of the aforementioned Olmos Drive, across the aforementioned Warner Avenue, to set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the West line of said Warner Avenue and the East line of Lot 11, Block 56, of the aforementioned Los Angeles Heights Subdivision, 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, for the Southwest corner of the herein described 0.223 of an acre tract;

(5) **THENCE** NORTH 00°06'40" WEST, 203.59 feet, along the West line of the aforementioned Warner Avenue, the East line of the aforementioned Lot 11, and the East line of the aforementioned Lot 10, passing at 116.76 feet, a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Northeast corner of said Lot 11 and the Southeast corner of a 10 foot wide alley (per the aforementioned Los Angeles Heights Subdivision), passing at 126.76 feet, a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Northeast corner of said 10 foot wide alley and the Southeast corner of said Lot 10, continuing the total distance to the **POINT OF BEGINNING** and containing 0.223 of an acre (9,706 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.

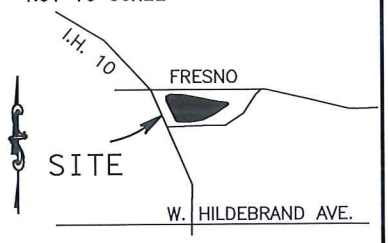
R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas

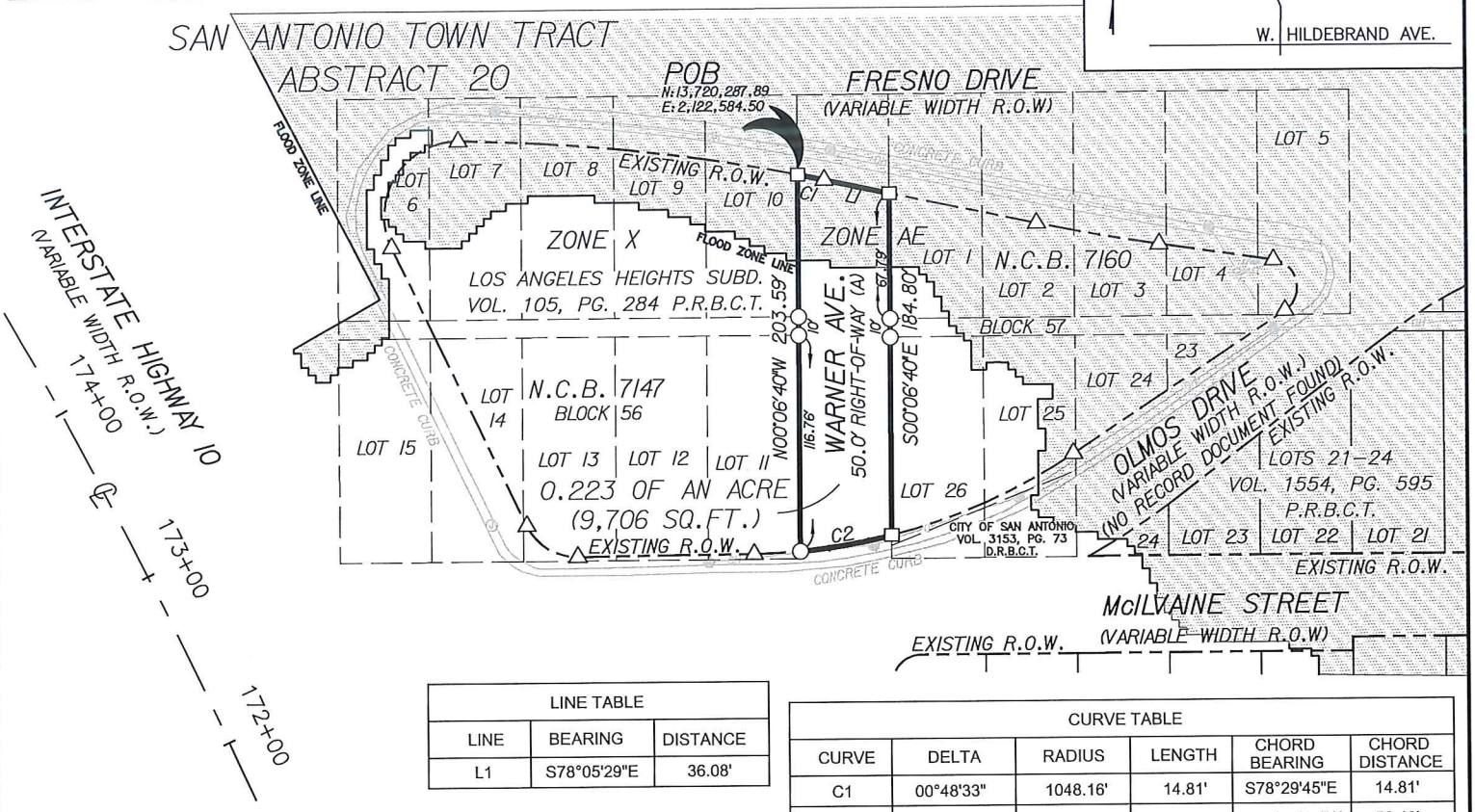
| DEED INFORMATION | | | | | |
|---|---|---|---|---|---|
| | LOT # | TXDOT PARCEL # | VOLUME | PAGE | |
| BLOCK 56 | | | | | |
| | 6 | 19 | 4195 | 15 | D.R.B.C.T. |
| | 7 | 20 | 5065 | 353 | D.R.B.C.T. |
| | 8 | 21 | 5053 | 680 | D.R.B.C.T. |
| | 9 | 22 | 5065 | 357 | D.R.B.C.T. |
| | 10 | 23 | 4161 | 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 | S78°05'29"E | 36.08' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1 | 00°48'33" | 1048.16' | 14.81' | S78°29'45"E | 14.81' |
| C2 | 09°02'52" | 320.00' | 50.53' | S80°26'19"W | 50.48' |

## 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

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

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.

APPROXIMATELY 0.173 OF AN ACRE (7,523 SQ. FT.) OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE X AND APPOXIMATELY 0.050 OF AN ACRE (2,183 SQ. FT.) OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AE, AS DESCRIBED ON 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.

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

0.223 OF AN ACRE TRACT
BEXAR COUNTY, TEXAS

0.223 OF AN ACRE (9,706 SQ. FT.)

DATE: SEPTEMBER 20, 2017