

LEGAL DESCRIPTION
0.6562 ACRE TRACT

BEING A 0.6562 OF AN ACRE (28,586 SQUARE FEET +/-) TRACT OF LAND, BEING A PORTION OF A STREET RIGHT-OF-WAY KNOWN AS BRITNEY CIRCLE, DEDICATED TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, O'CONNOR BUSINESS PARK ONE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9695, PAGE 28 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod Found on the Southwest Right-of-Way Line of O'Connor Road and marking the Northern most corner line of Lot 25, Block 1, New City Block 15911, O'Connor Park I, according to plat thereof recorded in Volume 9503, Page 70, of the Deed and Plat Records of Bexar County, Texas;

THENCE S 55°59'05" W a distance of 200.00 feet along and with the North line of said Lot 25, Block 1, New City Block 15911 to a point and marking the Southernmost corner of Lot 27, Block 1, New City Block 15911, Sonic-O'Connor Subdivision, according to plat thereof recorded in Volume 9541, Page 20, of the Deed and Plat Records of Bexar County, Texas, and bearing N 55°59'05" E a distance of 24.81 feet from a 1/2-Inch Iron Rod Found;

THENCE N 34°02'33" W a distance of 150.00 feet along and with the Southwest line of said Lot 27, Block 1, New City Block 15911 to a 1/2-Inch Iron Rod with cap "MBC" Set on the Southeast Right-of-Way line of said Britney Circle marking the most Westerly corner of said lot 27, Block 1, New City Block 15911;

THENCE S 54°02'20" W a distance of 1.00 feet along and with the Southeast Right-of-Way line of said Britney Circle to a 1/2-Inch Iron Rod with cap "MBC" Set marking the **POINT OF BEGINNING**;

THENCE S 54°02'20" W a distance of 50.88 feet along and with the Southeast Right-of-Way line of said Britney Circle to 1/2-Inch Iron Rod with cap "MBC" Set and marking the point of curvature of a curve to the left;

THENCE Along and said curve to the left having the following parameters: Radius = 370.00 feet, Arc Length = 68.55 feet, Chord Bearing = S 48°43'53" W and a Chord Distance = 68.45 feet to a 1/2" Iron Rod with cap "MBC" Set;

THENCE S 43°25'27" W a distance of 50.48 feet along and with the Southeast Right-of-Way line of said Britney Circle to 1/2-Inch Iron Rod with cap "MBC" Set and marking the point of curvature of a curve to the left;

THENCE Along and said curve to the left having the following parameters: Radius = 15.00 feet, Arc Length = 15.71 feet, Chord Bearing = S 13°25'27" W and a Chord Distance = 15.00 feet to a 1/2" Iron Rod with cap "MBC" Set and marking the point of curvature of a curve to the right (Cul-De-Sac) of said Britney Circle;

THENCE Along and with said curve to the right and Cul-De-Sac of said Britney Circle having the following parameters: Radius = 75.00 feet, Arc Length = 392.70 feet, Chord Bearing = N 46°34'31" W and a Chord Distance = 75.00 feet to a 1/2" Iron Rod with cap "MBC" Set and marking the point of curvature of a curve to the left;

THENCE Along and said curve to the left having the following parameters: Radius = 15.00 feet, Arc Length = 15.71 feet, Chord Bearing = N 73°25'27" E and a Chord Distance = 15.00 feet to a 1/2" Iron Rod with cap "MBC" Set;

THENCE N 43°25'27" E a distance of 50.48 feet along and with the Northwest Right-of-Way line of said Britney Circle to a 1/2-Inch Iron Rod and cap "MBC" Set and marking the point of curvature of a curve to the right;

THENCE Along said curve to the right and with the Northwest Right-of-Way line of said Britney Circle having the following parameters: Radius = 430.00 feet, Arc Length = 79.66 feet, Chord Bearing = N 48°43'53" E and a Chord Distance = 79.55 feet to a 1/2-Inch Iron Rod and cap "MBC" Set;

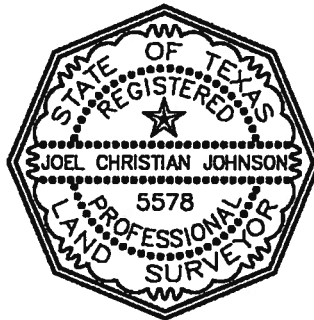
THENCE N 54°02'19" E a distance of 52.89 feet along and with the northwest Right-of-Way line of said Britney Circle to a 1/2-Inch Iron Rod and cap "MBC" Set;

THENCE S 34°02'33" E a distance of 60.03 feet across and over said Britney Circle Right-of-Way to the **POINT OF BEGINNING** and containing 0.6562 of an Acre of land, (28,586 SQUARE FEET +/-) more or less surveyed by Macina, Bose, Copeland, and Associates, Inc. under the direct supervision of Joel Christian Johnson, R.P.L.S.;

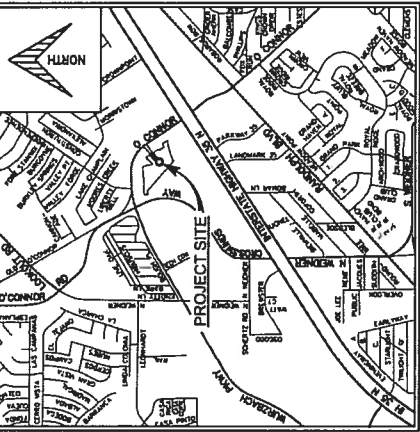
Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.



Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



30096-1674
August 17, 2017



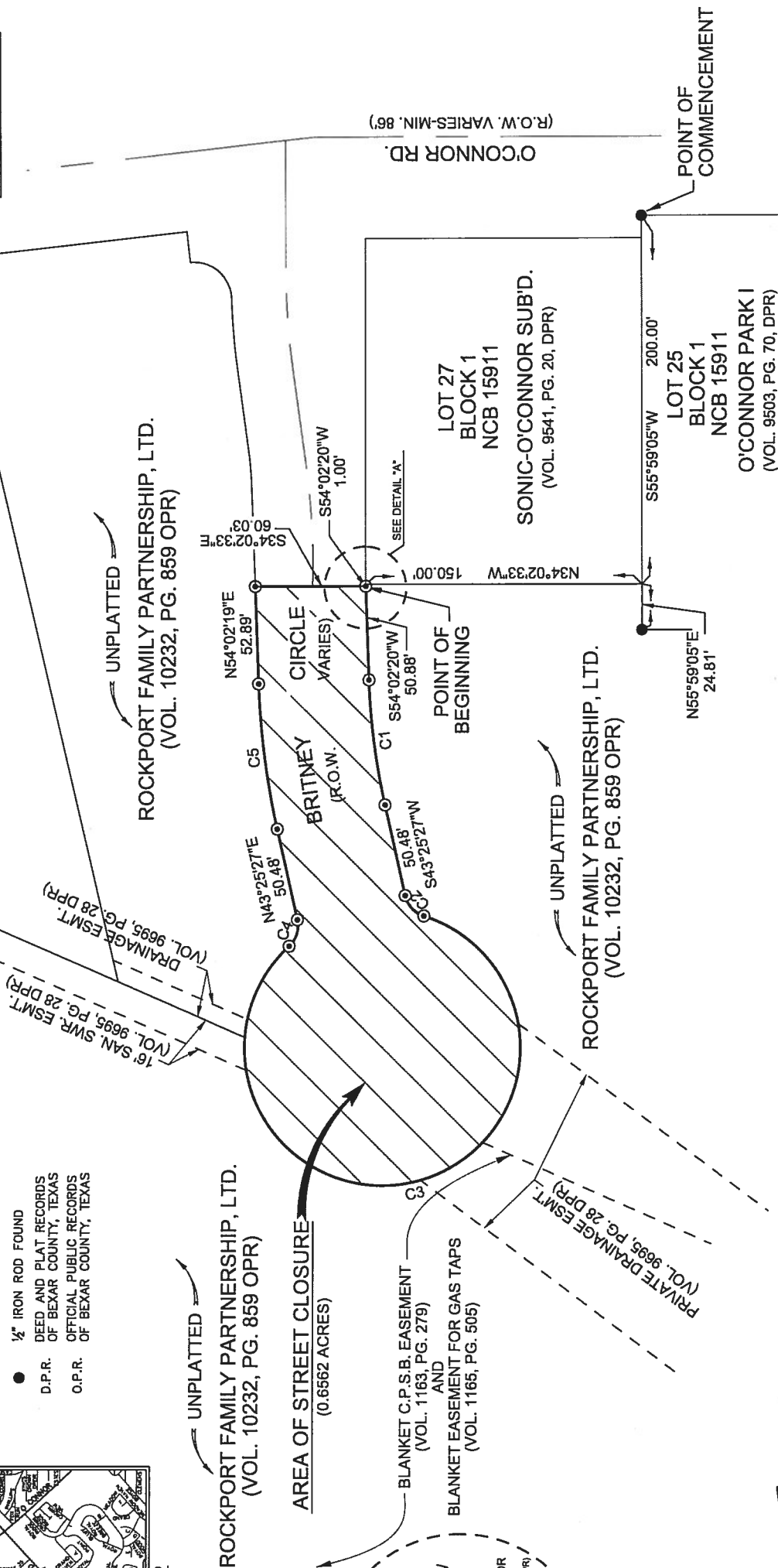
- NOTES:
1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83.
 2. STREET CLOSURE EXHIBIT ONLY - NO IMPROVEMENTS SHOWN.

LEGEND

- 1/2" IRON ROD W/ CAP "MBC" SET
- 1/2" IRON ROD FOUND
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

CURVE DATA					
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHD. DIST.
C1	370.00'	10°38'52"	34.37'	68.55'	S48°43'53"W 68.45'
C2	15.00'	60°00'00"	8.66'	15.71'	S13°25'27"W 15.00'
C3	75.00'	300°00'00"	43.30'	392.70'	N46°34'33"W 75.00'
C4	15.00'	60°00'00"	8.66'	15.71'	N73°25'27"E 15.00'
C5	430.00'	10°38'52"	99.94'	79.66'	N48°43'53"E 78.55'

SCALE: 1"=60'

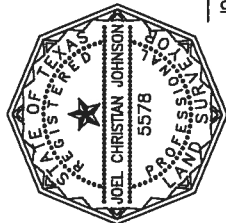


"STREET CLOSURE EXHIBIT"

BEING A 0.6562 OF AN ACRE (28,586 SQUARE FEET +/-) TRACT OF LAND, BEING A PORTION OF A STREET RIGHT-OF-WAY KNOWN AS BRITNEY CIRCLE, DEDICATED TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, O'CONNOR BUSINESS PARK ONE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9695, PAGE 28 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

JOEL C. JOHNSON R.P.L.S. No. 5578

[Signature]



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FIRM REGISTRATION NUMBER: T.B.P.E. 1784 & T.B.P.L.S. 1001700

DATE 08-17-17
JOB NO 30096 - 1674