PROPERTY DESCRIPTION OF A 0.046 OF AN ACRE TRACT
10' WIDE ALLEY ABANDONMENT (B)
SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING a 0.046 of an acre (1,995 square feet) tract of land situated in the San Antonio Town Tract, Abstract 20, Bexar County, Texas, and being out of a 10 foot wide alley, Block 56, New City Block 7147, of the Los Angeles Heights Subdivision, recorded in Volume 105, Page 284, Plat Records of Bexar County, Texas, the aforementioned 0.046 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: 13,720,210.67, E: 2,122,382.70), lying in the existing East right-of-way line of Interstate Highway 10 (variable width right-of-way), in the North line of the aforementioned 10 foot wide alley, and in the South line of Lot 6, Block 56, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from William Dellerman to the State of Texas, recorded in Volume 4195, Page 15, Deed Records Bexar County, Texas, dated August 19, 1958, for the Northwest corner of the herein described 0.046 of an acre tract;

(1) **THENCE** NORTH 89°53'20" EAST, 201.96 feet, along the North line of the aforementioned 10 foot wide alley, the south line of the aforementioned Lot 6, the South line of Lots 7, 8 and 9, Block 56, of the aforementioned Los Angeles Heights Subdivision, described in an instruments from William Dellerman, et al to the State of Texas, recorded in Volume 5065, Page 353, Volume 5053, Page 680, and Volume 5065, Page 357, Deed Records Bexar County, Texas, dated November 14, 1963, and the South line of Lot 10, Block 56, of said 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 426, Deed Records Bexar County, Texas, dated April 24, 1958, 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 said Los Angeles Heights Subdivision, for the Northeast corner of said 10 foot wide alley, the Southeast corner of said Lot 10, and the Northeast corner of the herein described 0.046 of an acre tract;

(2) **THENCE** SOUTH 00°06'40" EAST, 10.00 feet, along the East line of the aforementioned 10 foot wide alley 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", for the Southeast corner of said 10 foot wide alley and the Northeast corner 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, and the Southeast corner of the herein described 0.046 of an acre tract;

(3) **THENCE** SOUTH 89°53'20" WEST, 197.14 feet, along the South line of the aforementioned 10 foot wide alley, the North line of the aforementioned Lot 11, the North line of Lot 12, Block 56, of the aforementioned Los Angeles Heights Subdivision, 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, the North line of Lot 13, Block 56, of said Los Angeles Heights Subdivision, 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, and the North line of Lot 14, Block 56, of said Los Angeles Heights Subdivision, 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, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the existing East right-of-way line of the aforementioned Interstate Highway 10, for the Southwest corner of the herein described 0.046 of an acre tract;

(4) **THENCE** NORTH 25°50'36" West, 11.10 feet, along the existing East right-of-way line of the aforementioned Interstate Highway 10, across the aforementioned 10 foot wide alley, to the **POINT OF BEGINNING** and containing 0.046 of an acre (1,995 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.

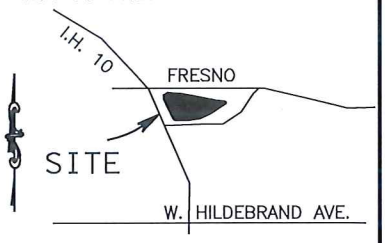
R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas

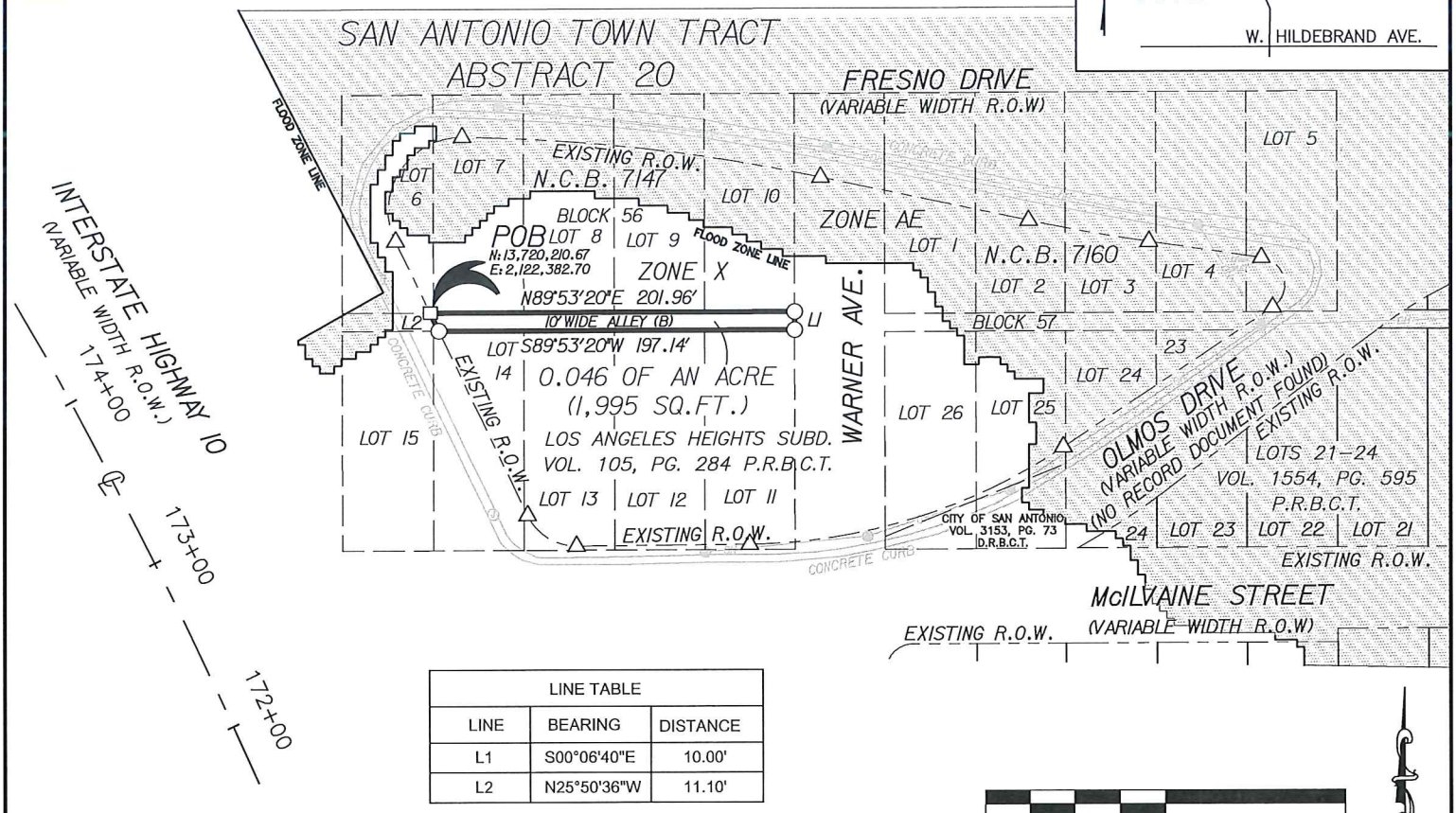
DEED INFORMATION					
	LOT #	TXDOT PARCEL #	VOLUME	PAGE	
BLOCK 56					
	6	19	4195	15	D.R.B.C.T.
	7	20	5065	353	D.R.B.C.T.
	8	21	5053	680	D.R.B.C.T.
	9	22	5065	357	D.R.B.C.T.
	10	23	4161	426	D.R.B.C.T.
	11		4025	3	D.R.B.C.T.
	12		4021	544	D.R.B.C.T.
	13		4045	595	D.R.B.C.T.
	14		4011	199	D.R.B.C.T.

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	S00°06'40"E	10.00'
L2	N25°50'36"W	11.10'

100 50 0 100
SCALE IN FEET

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

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

0.046 OF AN ACRE TRACT
BEXAR COUNTY, TEXAS

0.046 OF AN ACRE (1,995 SQ. FT.)

DATE: SEPTEMBER 20, 2017