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## LEGAL DESCRIPTION

Being a portion of Main Street between Nueva Street and Dolorosa Street, having 0.55 acres (24191 sq. ft.) as recorded by Instrument in Volume 979, Page 411, of the Deed and Plats Records of Bexar County, Texas;

COMMENCING, at a PK Nail with washer set at the Northeast corner of Bexar County Justice Center as recorded in Volume 9602. Page 44, Deeds and Plats Records of Bexar County, and being at the intersection of South right of way line of Dolorosa Street and the West right of way line of Main Street for the POINT OF BEGINNING of the tract herein described;

THENCE, S 77°11'44" E, along the projected South right of way line of Dolorosa Street a distance of 47.51 feet to a PK Nail with washer set at the East right of line of said Main Street for the Northeast corner of the tract herein described;

THENCE, S 12°47'16" W, along the East right of way line of said Main Street a distance of 402.30 feet to a point for a corner of the tract herein described;

THENCE, N 77°12'44" W, continuing along the East right of way line of said of said Main Street a distance of 4.00 feet to a point for a corner of the tract herein described;

THENCE, S 12°47'16" W, continuing along the East right of way line of said Main Street a distance of 22.00 feet to a point for a corner of the tract herein described;

THENCE, N 77°12'44" W, continuing along the East right of way line of said Main Street a distance of 3.00 feet to a point for a corner of the tract herein described;

THENCE, S 12°47'16" W, continuing along the East right of way line of said Main Street a distance of 62.00 feet to a point for a corner of the tract herein described;

THENCE, S 77°12'44" E, continuing along the East right of way line of said Main Street, a distance of 3.00 feet to a point for a corner of the tract herein described;

THENCE, S 12°47'16" W, continuing along the East right of way line of said Main Street a distance of 8.50 feet to a point for a corner of the tract herein described;

THENCE, S 77°12'44" E, continuing along the East right of way line of said Main Street a distance of 4.00 feet to a point for a corner of the tract herein described;

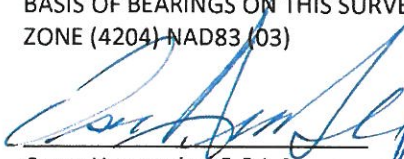
THENCE, S 12°47'16" W, continuing along the East right of way line of said Main Street a distance of 30.75 feet to a point at the intersection of the North right of way line of Nueva Street and the East right of way line of Main Street for the Southwest corner of the tract herein described;

THENCE, N 65°47'44" W, along the projected North right of way line of Nueva Street a distance of 53.25 feet to a PK Nail with washer set at the intersection of the North right of way line of Nueva Street and the West right of way line of Main Street for a corner of the tract herein described;

THENCE, N 69°12'22" E, continuing along the West right of way line of said Main Street a distance of 5.64 feet to a PK Nail with washer set for a corner of the tract herein described;

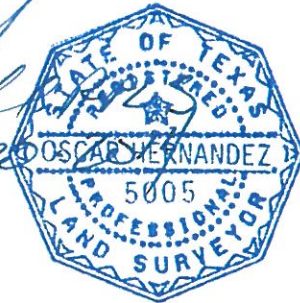
THENCE, N 12°47'11" E, continuing along the West right of way line of said Main Street a distance of 511.90 feet to POINT OF BEGINNING; CONTAINNG an area of 24191 square feet, 0.55 acres of land more or less;

BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM –SOUTH CENTRAL ZONE (4204) NAD83 (03)



Oscar Hernandez, R.P.L.S.  
R.P.L.S. Number 5005

8.20



**LEGEND**

- ⊗ PK NAIL WITH WASHER SET
- ⊙ CABLE BOX
- △ 0.5' TELEPHONE PEDISTAL
- 1/2" IRON PIN FOUND
- ⊞ ELECTRICAL BOX
- ⊚ 1.0' TELEPHONE PEDISTAL
- WOODEN FENCE
- CHAIN LINK FENCE

LINE	BEARING	DISTANCE
L1	N77°12'44"W	4.00'
L2	S12°47'16"W	22.00'
L3	N77°12'44"W	3.00'
L4	S12°47'16"W	62.00'
L5	S77°12'16"E	3.00'
L6	S12°47'16"W	8.50'
L7	S77°12'44"E	4.00'

LOT 25 NCB 100

**BEXAR COUNTY JUSTICE CENTER**

VOLUME 9602, PAGE 44, OF THE  
BEXAR COUNTY DEEDS AND PLATS RECORDS

12.5' CONSTRUCTION EASEMENT

UNDERGROUND S.D.  
UNDER TRANSFORMER VAULT

N12°47'11"E

N69°12'22"E  
5.64'

NUEVA STREET

BACK OF CURB  
MAIN STREET

10' CONSTRUCTION EASEMENT  
TUNNEL LICENSE  
10' CONSTRUCTION EASEMENT

11' CONSTRUCTION EASEMENT  
VAULT LICENSE  
10' CONSTRUCTION EASEMENT

511.90'

S77°11'44"E  
47.51'

DOLOROSA STREET

BACK OF CURB  
APPARENT RIGHT OF WAY  
NO RECORDED INSTRUMENT FOUND

402.30'

NCB 100

**BEXAR COUNTY COURTHOUSE**

**MAP OF SURVEY**  
OF

SURVEYED FOR: OFFICE OF EAST POINT  
& REAL ESTATE SERVICES

ADDRESS: MAIN STREET  
SAN ANTONIO, TEXAS

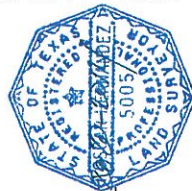
DATE: 8-15-2014

SCALE: 1"=40.0'

**NOTE:**

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48028C0485E WHICH BEARS A REVISED DATE OF JUNE 18, 2007. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
2. BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 DATUM.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE NOT ALL EASEMENTS OR RIGHTS OF WAY MAY BE SHOWN HEREIN.
4. EASEMENTS, RULES AND REGULATIONS BY LAW IN FAVOR OF RESPECTIVE IRRIGATION OR DRAINAGE DISTRICTS.

I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5005, HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND ON THE 15TH DAY OF AUGUST, 2014, THAT THE ONLY VISIBLE IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE INTRUSIONS OR PROTRUSIONS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE AS APPROVED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS.



Oscar Hernandez, R.P.L.S. # 5005

THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

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115 E. TAVEL ST. SUITE 1120  
SAN ANTONIO, TX 78205  
P 210.208.8400 F 210.208.8401  
TSS FIRM # 019322



**GONZALEZ DE LA GARZA**