

Metes and Bounds Description
for a
0.618 Ac. Tract
(26,928 Sq. Ft.)

Being 0.618 acre of land (26,928 Sq. Ft.) out of a tract of land comprised of all of Lot 22 and the remaining portions of Lots 20, 21, and 23, New City Block 111, San Antonio, Bexar County, Texas (parent tract), recorded in Volume 4127, Page 379, Deed Records of Bexar County, Texas; said 0.618 acre tract (26,928 Sq. Ft.) being more particularly described as follows:

Beginning at a building corner located on the south right-of-way line of Dolorosa St., being the common northerly corner of the said parent tract and of a tract of land recorded in Volume 2594, Page 1290, Official Public Records of Real Property of Bexar County, Texas; said building corner being the northeast corner of the tract herein described;

1. Thence S 02°19'28" W, 103.19 feet departing the said south right-of-way line, along the face of building, and along the common line between the said parent tract and the said tract of land recorded in Volume 2594, Page 1290 to a point;
2. Thence N 87°40'32" W, 4.07 feet departing the said building face and said common line to a point at the beginning of a tangent curve to the left;
3. Thence 15.71 feet along the said tangent curve to the left having a central angle of 90°00'00", a radius of 10.00 feet, and whose chord bearing and distance is S 47°19'28" W, 14.14 feet to a point for the end of this curve;
4. Thence S 02°19'28" W, 22.89 feet to a point for the most southeasterly corner of the tract herein described;
5. Thence N 87°45'54" W, 189.17 feet crossing the said remaining portion of Lots 20 and 21 and also partially crossing Lot 22 to a point located on the east line of a variable width easement recorded in Volume 17714, Page 1454, Official Public Records of Real Property of Bexar County, Texas; said point being the southwest corner of the tract herein described;
6. Thence N 01°04'26" E, 133.82 feet along the said east easement line to a point located on the south right-of-way line of Dolorosa St. and being the northwest corner of the tract herein described;

7. Thence Departing the said east easement line and along the said south right-of-way line, the following calls:

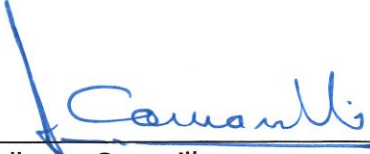
S 85°39'01" E, 79.06 feet to an angle point;

N 88°08'59" E, 71.42 feet to an angle point;

S 87°52'01" E, 55.92 feet to the **Point of Beginning** and containing 0.618 acre of land (26,928 Sq. Ft.), more or less.

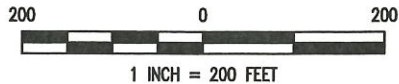
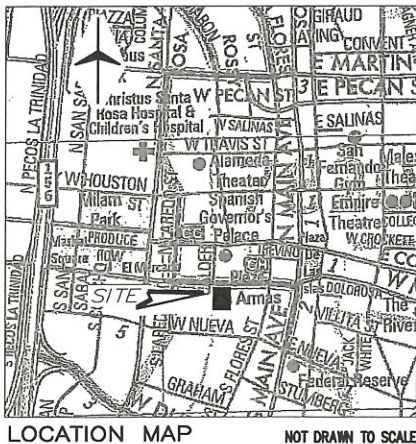
A plat of even date accompanies this metes and bounds description.




Adalberto Camarillo
Registered Professional Land Surveyor
No. 3929
January 11, 2018



TBPLS FIRM REGISTRATION #100423-00
5835 CALLAGHAN RD. / SUITE 200
SAN ANTONIO, TEXAS 78228 210.349.3273



PARCEL NO. P-176TCE-2
PROJECT NAME: SAN PEDRO CREEK

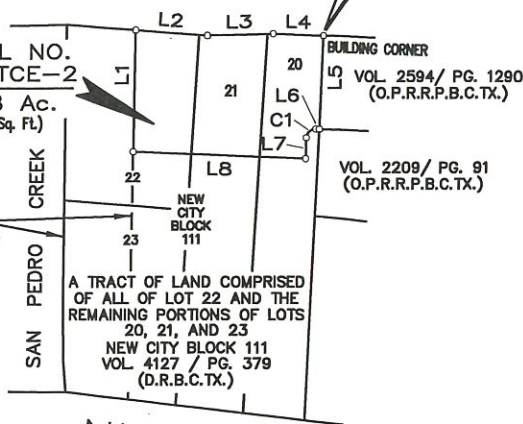


DOLOROSA ST.
(R.O.W. VARIES)

POINT of
BEGINNING
0.618 AC. TRACT

PARCEL NO.
P-176TCE-2
0.618 Ac.
(26,928 Sq. Ft.)

EASEMENT
0.693 AC. TRACT
VOL. 17714 / PG. 1454
(O.P.R.R.P.B.C.TX.)



NUEVA ST.
(R.O.W. VARIES)

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	90°00'00"	10.00'	15.71'	10.00'	S47°19'28"W 14.14'

NOTES :

1. "FIP" DENOTES A FOUND IRON PIN.
2. "D.&P.R.B.C.TX." - DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
3. "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
4. "D.R.B.C.TX." - DEED RECORDS OF BEXAR COUNTY, TEXAS.

DIRECTIONAL CONTROL BASIS :

ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE SYSTEM (SOUTH CENTRAL ZONE NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).

PLAT SHOWING :

BEING 0.618 ACRE OF LAND (26,928 SQ. FT.) OUT OF A TRACT OF LAND COMPRISED OF ALL OF LOT 22 AND THE REMAINING PORTIONS OF LOTS 20, 21, AND 23, NEW CITY BLOCK 111, SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 4127, PAGE 379, DEED RECORDS OF BEXAR COUNTY, TEXAS.

REFERENCES :

VOL. 4127, PG. 379 (D.R.B.C.TX.)
VOL. 17714, PG. 1454 (O.P.R.R.P.B.C.TX.)
VOL. 2299, PG. 123 (D.R.B.C.TX.)
VOL. 2594, PG. 1290 (O.P.R.R.P.B.C.TX.)
VOL. 2209, PG. 91 (O.P.R.R.P.B.C.TX.)

JOB NO. : 12013
DWN BY : TALAMANTEZ
DWG FILE : (REF. DATESTAMP)



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N01°04'26"E	133.82'
L2	S85°39'01"E	79.06'
L3	N88°08'59"E	71.42'
L4	S87°52'01"E	55.92'
L5	S02°19'28"W	103.19'
L6	N87°40'32"W	4.07'
L7	S02°19'28"W	22.89'
L8	N87°45'54"W	189.17'

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. ADDITIONAL EASEMENTS/RESTRICTIONS MAY APPLY.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 11th DAY OF JANUARY 2018, A.D.

ADALBERTO CAMARILLO, R.P.L.S. NO. 3929
SHEET 3 OF 3

Parcel P-176TCE-2.txt

North: 13704261.9801 East: 2129262.2915
Course: N01°04'26"E Length: 133.82'
North: 13704395.7781 East: 2129264.7998
Course: S85°39'01"E Length: 79.06'
North: 13704389.7817 East: 2129343.6317
Course: N88°08'59"E Length: 71.42'
North: 13704392.0876 East: 2129415.0144
Course: S87°52'01"E Length: 55.92'
North: 13704390.0062 East: 2129470.8937
Course: S02°19'28"W Length: 103.19'
North: 13704286.8977 East: 2129466.7083
Course: N87°40'32"W Length: 4.07'
North: 13704287.0626 East: 2129462.6456
Length: 15.71' Radius: 10.00'
Delta: 090°00'00" Tangent: 10.00'
Chord: 14.14' Course: S47°19'28"W
Course In: S02°19'28"W Course Out: N87°40'32"W
RP North: 13704277.0709 East: 2129462.2400
End North: 13704277.4764 East: 2129452.2482
Course: S02°19'28"W Length: 22.89'
North: 13704254.6025 East: 2129451.3197
Course: N87°45'54"W Length: 189.17'
North: 13704261.9801 East: 2129262.2915

Parcel P-176TCE-2.txt

Perimeter: 675.25' Area: 26928 Sq. Ft. 0.618 Ac.