

Property Description for Parcel 19824

Being a 0.0115 of one acre (502 square feet) parcel of land out of Lot 27, Block 1, New City Block 7702, Harlandale Gardens Subdivision, City of San Antonio, Bexar County, Texas, according to the map or plat recorded in Volume 368, Page 246 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.), further being described in an instrument to Mark Cano recorded under Document Number 20180132763 of the Official Public Records of Bexar County, Texas (O.P.R.B.C.); said 0.0115 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a bolt found for the common South corner of Lots 3 and 4, Block 1 of said Harlandale Gardens, same being the common North corner of Lots 17 and 18, Block 1 of said Harlandale Gardens;

North 89°56'35" West, along and with the South lines of Lots 1 through 3 of said Harlandale Gardens, same being the North lines of Lots 18, 19, and 23 of said Harlandale Gardens, a distance of 164.18 feet to a calculated point for the common South corner of Lots 1 and 24 of said Harlandale Gardens;

North 00°20'04" West, along and with the West line of said Lot 1, same being the East lines of Lots 24 through 27 of said Harlandale Gardens, a distance of 187.32 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Southeast corner and **POINT OF BEGINNING** of the herein described parcel and having surface coordinates of N=13,684,277.42 and E=2,129,560.63, lying on the proposed South right-of-way line of Southcross Boulevard (62 feet wide);

- 1) **THENCE**, North 89°56'45" West, over and across said Lot 27 and along and with the proposed South right-of-way line of said Southcross Boulevard, a distance of 73.56 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the left;
- 2) **THENCE**, In a Westerly direction, along said curve to the left and continuing over and across said Lot 27 and along and with the South right-of-way line of said Southcross Boulevard, a distance of 11.78 feet, having a radius of 305.50 feet, a central angle of 02°12'31" and a chord which bears South 88°56'59" West, 11.78 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described parcel;
- 3) **THENCE**, North 00°05'18" East, continuing over and across said Lot 27, at a distance of 1.35 feet pass a 1/2-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of a ROW Dedication to the City of San Antonio recorded in Volume 5819, Page 329 of the O.P.R.B.C., and continuing for a total distance of 6.11 feet to a calculated point for the Northwest corner of the herein described parcel, lying on the existing South right-of-way line of Southcross Blvd. (ROW width varies);

- 4) **THENCE**, South 89°56'35" East, along and with the North line of said Lot 27, same being the existing South right-of-way line of said Southcross Blvd., a distance of 85.29 feet to a 3/8-inch iron rod found for the common Northeast corner of said Lot 27 and the herein described parcel, same being the Northwest corner of said Lot 1;
- 5) **THENCE**, South 00°20'04" East, along and with the common line of said Lot 1 and 27, a distance of 5.88 feet to the **POINT OF BEGINNING** and containing 0.0115 of one acre (502 square feet) of land.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone, North American Datum of 1983 (NAD 83), and all distances and coordinates are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00017.

Compiled by:
BGE, Inc.
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TBPLS Licensed Survey Firm No. 10106502



A handwritten signature in blue ink, appearing to read "Robert A. Harper", written over the right side of the professional seal.

NOTES:

A parcel plat of even date has been prepared in conjunction with this property description.

