

Property Description for Parcel 19839

Being a 0.0074 of one acre (321 square feet) parcel of land out of Lot 8, 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.), and further being described in an instrument to Kevin W. Smith and Jesusa T. Smith, Trustees recorded under Document Number 20170095820 of the Official Public Records of Bexar County, Texas; said 0.0074 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for a Northwest corner of the Resubdivision Plat of Lot 28, Block 1, NCB 7702 of Harlandale Gardens, according to the map or plat recorded in Volume 5502, Page 169 of the D.P.R.B.C. lying on the East line of said Lot 8 and the existing South right-of-way line of Southcross Blvd. (ROW width varies);

North 00°03'25" East, along and with the East line of said Lot 8, same being the existing South right-of-way line of said Southcross Boulevard 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=13,684,277.00 and E=2,130,000.75, 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 8 and along and with the proposed South right-of-way line of said Southcross Boulevard, a distance of 54.85 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described parcel, lying on the West line of said Lot 8 and the existing South right-of-way line of said Southcross Boulevard;
- 2) **THENCE**, North 00°03'25" East, along and with the West line of said Lot 8, same being the existing South right-of-way line of said Southcross Boulevard, a distance of 5.86 feet to a 1/2-inch iron rod found for the common Northwest corner of said Lot 8 and the herein described parcel;
- 3) **THENCE**, South 89°56'35" East, along and with the North line of said Lot 8, same being the existing South right-of-way line of said Southcross Boulevard, a distance of 54.85 feet to a 1/2-inch iron rod found for the common Northeast corner of said Lot 8 and the herein described parcel;
- 4) **THENCE**, South 00°03'25" West, along and with the East line of said Lot 8 and the existing South right-of-way line of said Southcross Boulevard, a distance of 5.85 feet to the **POINT OF BEGINNING** and containing 0.0074 of one acre (321 square feet) of land.

Parcel No.: 19839
Project Name: Southcross Blvd.
Project No. 23-01613
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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:
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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.

