

Property Description for Parcel 19803

Being a 0.0048 of one acre (209 square feet) parcel of land out of Lots 18 and 19, Block 1, New City Block 7810, Woodrow Place Subdivision, City of San Antonio, Bexar County, Texas, according to the map or plat recorded in Volume 368, Page 103 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.), and further being described in an instrument to VTV Holdings, LLC as the East 12.5 feet of Lot 18 and the West 25 feet of Lot 19, Block 1 of said Woodrow Place Subdivision recorded under Document Number 20130233180 of the Official Public Records Of Bexar County, Texas (O.P.R.B.C.); said 0.0048 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a calculated point for the common South corner of said VTV Holdings, LLC tract and a tract of land described in an instrument to Victor E. Reygadas as the West 37.5 feet of Lot 18, Block 1 of said Woodrow Place Subdivision recorded under Document Number 20050028920 of the O.P.R.B.C., lying on the North line of Lot 12 of Rosemary Place, according to the map or plat recorded in Volume 642, Page 32 of the D.P.R.B.C. from which a 1/2-inch iron pipe bears North 19°13' West, 0.36 feet and a 1/2-inch iron pipe found for the common South corner of Lots 17 and 18 of said Woodrow Place Subdivision bears North 89°43'33" West, 37.03 feet;

North 19°12'55" West, along and with the common line of said Victor E. Reygadas tract and said VTV Holdings, LLC tract, a distance of 137.29 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Southwest corner and **POINT OF BEGINNING** of the herein described parcel and having surface coordinates of N=13,684,244.63 and E=2,128,744.69, lying on the proposed South right-of-way line of Southcross Blvd. (62 feet wide);

- 1) **THENCE**, North 19°12'55" West, continuing along and with said common line, a distance of 5.96 feet to the common Northwest corner of said VTV Holdings, LLC tract and the herein described parcel, same being the Northeast corner of said Victor E. Reygadas tract, lying on the existing South right-of-way line of Southcross Blvd. (ROW width varies, called 50-feet in Volume 368, Page 103 D.P.R.B.C.);
- 2) **THENCE**, South 89°46'08" East, along and with the North line of Lots 18 and 19, same being the existing South right-of-way line of said Southcross Blvd., a distance of 37.22 feet to a 1/2-inch iron rod found for the common Northeast corner of said VTV Holdings, LLC tract and the herein described parcel, same being the Northwest corner of a tract of land described in an instrument to Valeria Ann Gomez as the East 25 feet of Lot 19 and the West 25 feet of Lot 20, Block 1 of said Woodrow Place Subdivision recorded under Document Number 20140204427 of the O.P.R.B.C.;
- 3) **THENCE**, South 19°26'41" East, along and with the common line of said VTV Holdings, LLC tract and said Valeria Ann Gomez tract, a distance of 5.98 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Southeast corner of the herein described parcel, lying on the proposed South right-of-way line of said Southcross Blvd.;

- 4) **THENCE**, North 89°44'36" West, over and across said Lots 18 and 19 and along and with the proposed South right-of-way line of said Southcross Blvd., a distance of 37.25 feet to the **POINT OF BEGINNING** and containing 0.0048 of one acre (209 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:
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(512) 879-0400
TBPLS Licensed Survey Firm No. 10106502

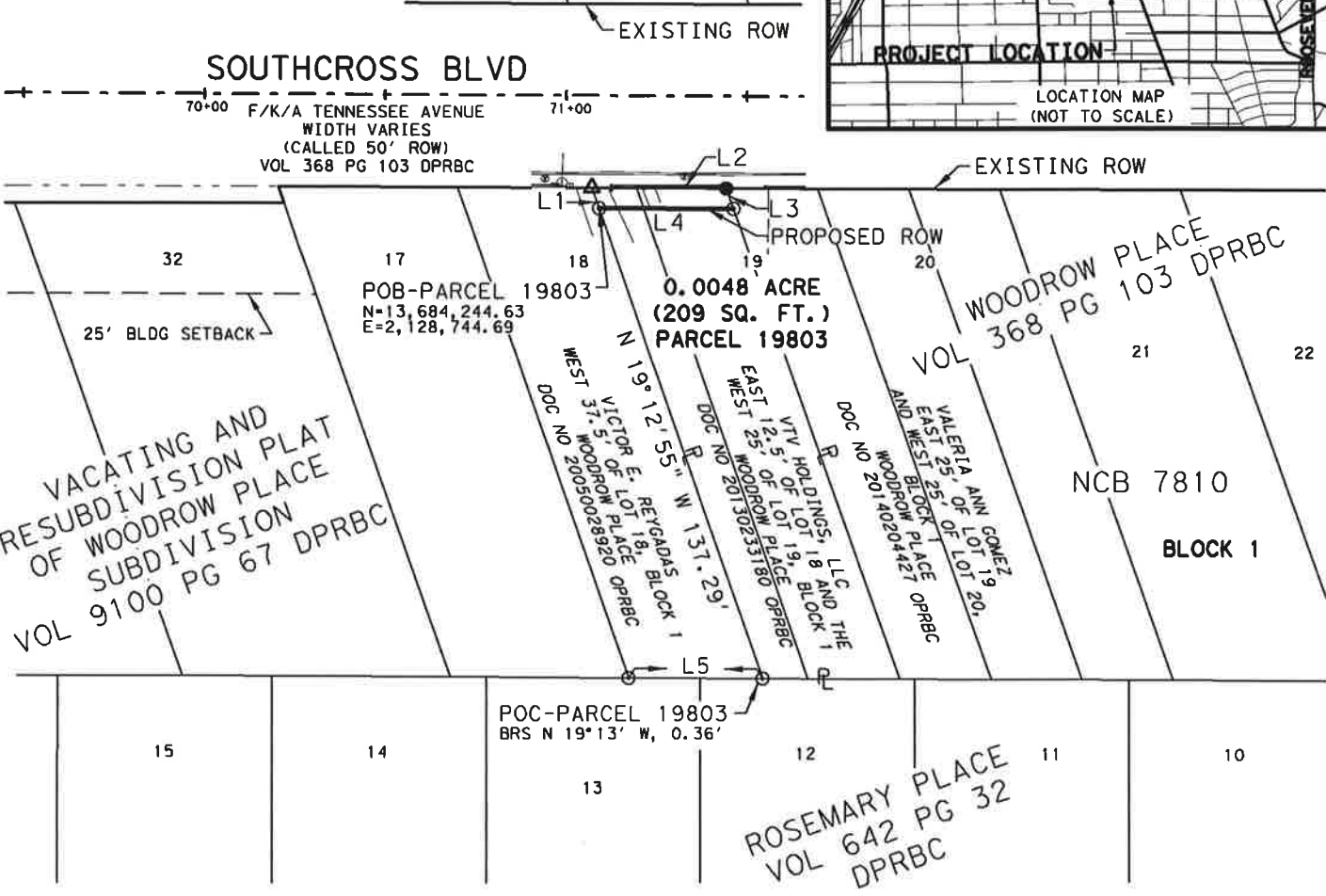
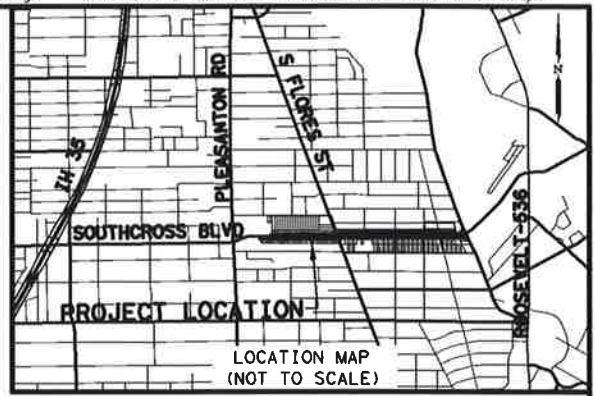


NOTES:

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

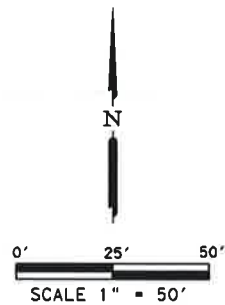
R.T. HIGGENBOTHAM, A-312

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 19° 12' 55" W	5.96'
L2	S 89° 46' 08" E	37.22'
L3	S 19° 26' 41" E	5.98'
L4	N 89° 44' 36" W	37.25'
L5	N 89° 43' 33" W	37.03'



ABBREVIATION LEGEND

- DRBC DEED RECORDS OF BEXAR COUNTY, TEXAS
- DPRBC DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- DOC NO DOCUMENT NUMBER
- FND FOUND
- IR IRON ROD
- OPRBC OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCING
- ROW RIGHT-OF-WAY
- VOL VOLUME



NOTES:

1. 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.
2. NO TITLE COMMITMENT WAS PROVIDED AND THE SURVEYOR DID NOT ABSTRACT THE PROPERTY FOR RECORD INSTRUMENTS THAT MAY AFFECT, RESTRICT, OR OTHERWISE ENCUMBER THE SUBJECT TRACT.
3. FIELD SURVEYS WERE PERFORMED FROM OCTOBER 2018 THRU JANUARY 2019.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

I HEREBY CERTIFY THAT THIS PLAT AND ACCOMPANYING LEGAL DESCRIPTIONS IS BASED ON THE GROUND SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT.

SYMBOL LEGEND

- SET 1/2" IRON ROD WITH "BGE, INC." CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊙ FOUND 1/2" IRON PIPE
- ✕ FOUND "X" IN CONCRETE
- ▲ CALCULATED POINT
- ℙ PROPERTY LINE



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 ROBERT A. HARPER, BPLS NO. 6582
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DATE	REVISION

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 TBPLS Licensed Surveying Firm No. 10108502
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PARCEL PLAT OF
 0.0048 ACRE / 209 SQ FT
 PARCEL 19803
 SOUTHCROSS BLVD.
 CITY OF SAN ANTONIO
 PROJECT NO. 23-01613
 FEBRUARY, 2019
 PAGE 3 OF 3 SCALE: 1"=50'