

# TX LANDMARK SURVEYING

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TBPLS Firm No. 10164600

## FIELD NOTES 0.941 ACRES (40,990 SQFT) OF LAND

**BEING** 0.941 acres of land, comprised of the 602 ROOSEVELT, LLC properties, Tracts 1, 2 & 5, as recorded in Volume 17035, Page 903, Official Public Records of Bexar County, Texas (OPRBCT) (R1), depicted as Lot A, NCB 6765, T. F. BRANGAN SUBDIVISION as shown on plat recorded in Volume 642, Page 296, Deed & Plat Records of Bexar County, Texas (DPRBCT) (R6), said 0.941 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a found 1/2" rebar with plastic cap "PAPE-DAWSON" for the southwest corner of this tract, the northwest corner of Lot 11, NCB 7565, JIB #936 SUBDIVISION as recorded in Volume 9558, Page 156, DPRBCT (R4), located on the east boundary line of Lot 8, NCB 7565, TRACT A-12 CITY BLOCK A-9 SUBDIVISION as recorded in Volume 2222, Page 192, DPRBCT (R5);

**THENCE** North 3°55'30" East for 113.34 feet (North 3°38'35" East for 113.34 feet, R4, R5) along the west boundary of this tract, an eastern boundary line of said TRACT A-12 CITY BLOCK A-9 SUBDIVISION to a set 1/2" rebar with plastic cap "TXLMS.COM RPLS #6002" for the northwest corner of this tract, the northeast corner of Lot 6 of said TRACT A-12 CITY BLOCK A-9 SUBDIVISION, located on the south boundary line of Lot 3 of said TRACT A-12 CITY BLOCK A-9 SUBDIVISION;

**THENCE** South 86°03'57" East for 153.08 feet (152.98 feet, R5) along the north boundary of this tract, the south boundary line of said TRACT A-12 CITY BLOCK A-9 SUBDIVISION to a set 1/2" rebar with plastic cap "TXLMS.COM RPLS #6002" for an angle point of this tract, the southeast corner of Lot 5 of said TRACT A-12 CITY BLOCK A-9 SUBDIVISION, the southwest corner of Lot 8, Block 2, NCB 6765, T.F. BRANGAN SUBDIVISION as recorded in Volume 642, Page 296, DPRBCT;

**THENCE** North 86°34'35" East for 265.71 feet (262.5 feet, R2) along the north boundary of this tract, the south boundary line of said T.F. BRANGAN SUBDIVISION to a set 1/2" rebar with plastic cap "TXLMS.COM RPLS #6002" for the northeast corner of this tract, the southeast corner of Lot 3 of said T.F. BRANGAN SUBDIVISION located on the western ROW line of PROBANDT STREET (variable width ROW);

**THENCE** southwesterly along a curve to the right (R=529.96', Delta=11°37'43", CB=South 22°14'32" West, CD=107.37') for 107.56 feet (106.71, R3) along the eastern boundary of this tract, the western ROW line of PROBANDT STREET to a set 1/2" rebar with plastic cap "TXLMS.COM RPLS #6002" for the southeast corner of this tract, the northeast corner of said Lot 11, NCB 7565, JIB #936 SUBDIVISION;

**THENCE** South 88°28'11" West for 385.63 feet (South 88°26'23" West for 385.78 feet, R4) along the south boundary of this tract, the north boundary line of said Lot 11, NCB 7565, JIB #936 SUBDIVISION to the **POINT OF BEGINNING**.

**CONTAINING:** 0.941 acres (40,990 sqft) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. This description was based on a survey made on the ground under my supervision completed on November 11, 2015 from which an exhibit was prepared.

Robert S. Rugloski, RPLS #6002  
Job #11511031 (JDB/RSR) | November 18, 2015