

Property Description for Parcel 19776

Being a 0.0066 of one acre (288 square feet) parcel of land out of Lot 12, Block 2, New City Block 7809, 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 Miguel M. Reyes, et ux recorded under Volume 4856, Page 1603 of the Official Public Records of Bexar County, Texas (O.P.R.B.C.); said 0.0066 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch threaded bolt found for the common North corner of Lots 11 and 12 of said Woodrow Place, lying on the South line of Lot 21 of Woodrow Gardens, a subdivision recorded under Volume 368, Page 361 of the D.P.R.B.C.;

South 20°24'09" East, along and with the common line of said Lots 11 and 12, a distance of 138.14 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=13,684,310.03 and E=2,127,984.26, lying on the proposed North right-of-way line of Southcross Blvd. (62 feet wide);

- 1) **THENCE**, South 20°24'09" East, continuing along and with the common line of said Lots 11 and 12, a distance of 6.16 feet to a calculated point for the common Southeast corner of said Lot 12 and the herein described parcel, same being the Southwest corner of said Lot 11, lying on the existing North right-of-way line of said Southcross Blvd (ROW width varies, called 50-feet wide in Volume 368, Page 103 D.P.R.B.C.);
- 2) **THENCE**, North 89°44'52" West, along and with the South line of said Lot 12, same being the existing North right-of-way line of said Southcross Boulevard, a distance of 49.98 feet to a calculated point for the common Southwest corner of said Lot 12 and the herein described parcel, same being the Southeast corner of Lot 13 of said Woodrow Place;
- 3) **THENCE**, North 20°20'21" West, along and with the common line of said Lots 12 and 13, a distance of 6.17 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described parcel, lying on the proposed North right-of-way line of said Southcross Boulevard;
- 4) **THENCE**, South 89°44'36" East, over and across said Lot 12 and along and with the proposed North right-of-way line of said Southcross Boulevard, a distance of 49.98 feet to the **POINT OF BEGINNING** and containing 0.0066 of one acre (288 square feet) of land.

Parcel No.: 19776
Project Name: Southcross Blvd.
Project No. 23-01613
Page 2 of 3

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.
7000 North Mopac, Suite 330
Austin, Texas 78731
(512) 879-0400
TBPLS Licensed Survey Firm No. 10106502



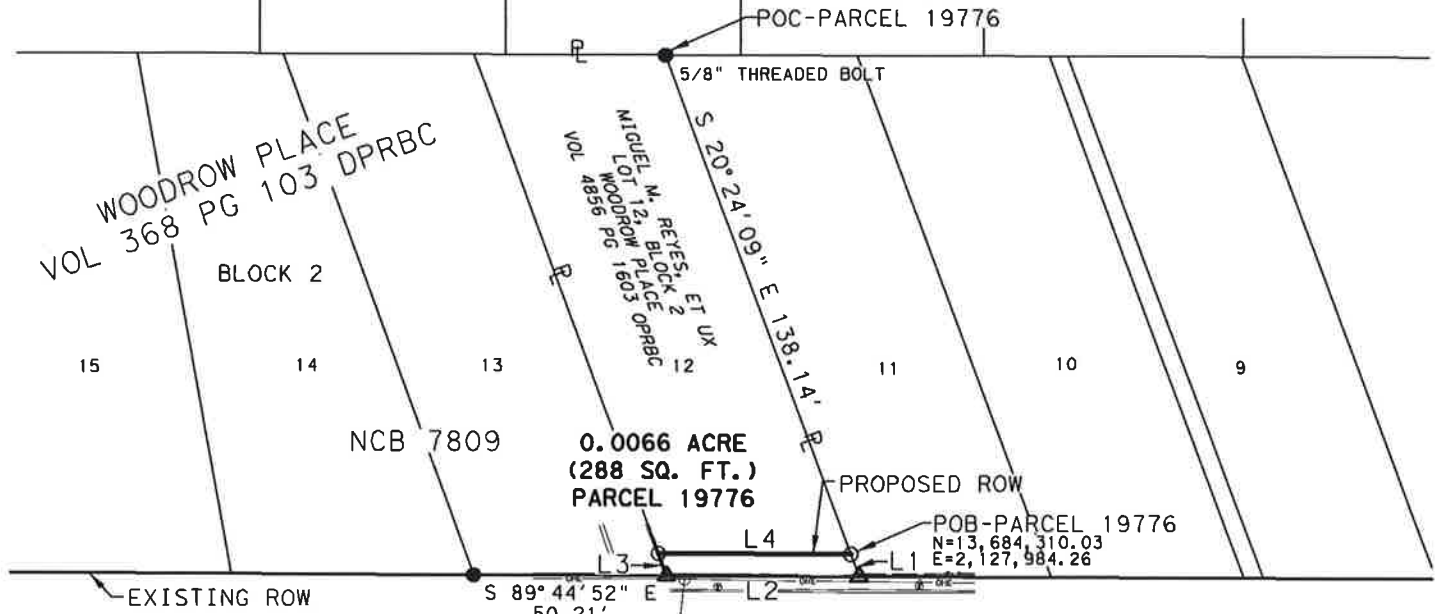
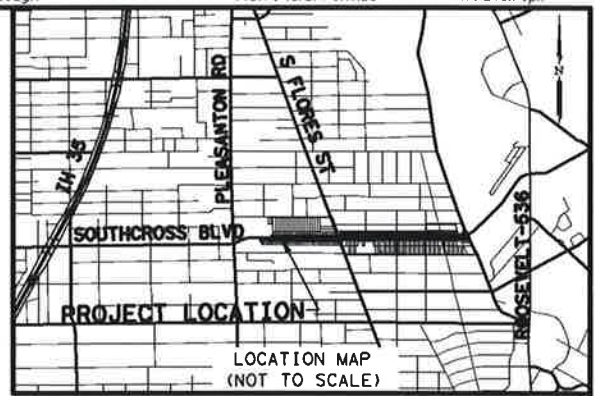
A handwritten signature in blue ink, appearing to read "Robert A. Harper", positioned to the right of the professional seal.

NOTES:

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

R. T. HIGGENBOTHAM, A-312

WOODROW GARDENS
VOL 368 PG 361 DPRBC



SOUTHCROSS BLVD

62+00 F/K/A TENNESSEE AVENUE
WIDTH VARIES
(CALLED 50' ROW)
VOL 368 PG 103 DPRBC 63+00

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 20° 24' 09" E	6.16'
L2	N 89° 44' 52" W	49.98'
L3	N 20° 20' 21" W	6.17'
L4	S 89° 44' 36" E	49.98'

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



0' 25' 50'
SCALE 1" = 50'

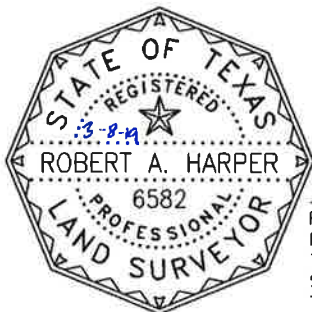
NOTES:

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



ROBERT A. HARPER, BPLS NO. 6582
BGE, INC
7330 SAN PEDRO AVE. SUITE 202
SAN ANTONIO, TEXAS 78216
TELEPHONE: (210) 581-3600

DATE	REVISION

BGE, Inc.
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TBPLS Licensed Surveying Firm No. 10106502
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PARCEL PLAT OF
0.0066 ACRE / 288 SQ FT
PARCEL 19776
SOUTHCROSS BLVD.
CITY OF SAN ANTONIO
PROJECT NO. 23-01613
FEBRUARY, 2019
PAGE 3 OF 3 SCALE: 1"=50'