

PARCEL No.: \_\_\_\_\_  
 PROJECT NAME: WOODRUFF AVENUE  
 PROJECT No.: \_\_\_\_\_  
 DESCRIPTION OF A STREET  
 ABANDONMENT  
 2.064 ACRE TRACT OF LAND

BEING 2.064 acre (89,902 square feet) tract of and situated in New City Block 10934, City of San Antonio, Bexar County, Texas; being all of Woodruff Avenue (60 feet wide-recording unknown); and being more particularly described as follows:

**BEGINNING**, at a 1/2-inch iron rod found marking the southeasterly end of a right-of-way cut-back corner at the intersection of the northerly right-of-way line of South East Military Drive (width varies) with the easterly right-of-way line of said Woodruff Avenue, and marking the southern-most southwestern corner of Tract 2, New City Block 10979, plat of which is recorded in Volume 5700, Page 127 of the Deed and Plat Records of Bexar County; from which a 1/2-inch iron rod with a plastic cap found marking the southeastern-most corner of said Tract 2 bears: North 89°51'31" East, 258.50 feet;

**THENCE**, South 89°51'31" West, 210.61 feet along the said northerly right-of-way line of South East Military Drive to a 1/2-inch iron rod (w/cap stamped "KHA") set for corner on the southeasterly boundary line of Lot 45, New City Block 10934, Southeast Service Center, plat of which is recorded in Volume 9547, Page 59 of the Deed and Plat Records of Bexar County;

**THENCE**, along the westerly, and southerly right-of-way lines of said Woodruff Avenue, same being the southeasterly, easterly, and northerly lines of said Lot 45, the following four (4) courses and distances:

1. North 44°26'21" East, 111.89 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set for corner;
2. North 0°28'39" West, 984.55 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set at a point of curvature;
3. in a northwesterly direction, along a tangent curve to the left, a central angle of 89°47'30", a radius of 10.00 feet, a chord bearing and distance of North 45°22'24" West, 14.12 feet, and a total arc length of 15.67 feet to a point of tangency;
4. South 89°43'51" West, 315.87 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set for corner;

**THENCE**, North 0°16'09" West, 49.99 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set in the southerly line of Brookhill Subdivision Unit 4, plat which is recorded in Volume 4700, Page 182 of the Deed and Plat Records of Bexar County;

**THENCE**, along the northerly and easterly right-of-way line of said Woodruff Avenue, the following three (3) courses and distances:

1. North 89°45'22" East, 386.15 feet to a 1/2-inch iron rod (w/cap stamped "KHA") set marking the northwestern-most corner of Tract 2 of said New City Block 10979;
2. South 0°28'39" East, 1054.83 feet to a 1/2-inch iron rod found marking the northwesterly end of a right-of-way cut-back corner at the intersection of the northerly right-of-way line of said South East Military Drive with the easterly right-of-way line of said Woodruff Avenue;
3. South 46°01'29" East, 99.60 feet along the said cut-back line to the **POINT OF BEGINNING** and containing 2.064 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

JOHN G. MOSIER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6330  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH. 210-541-9166  
 greg.mosier@kimley-horn.com

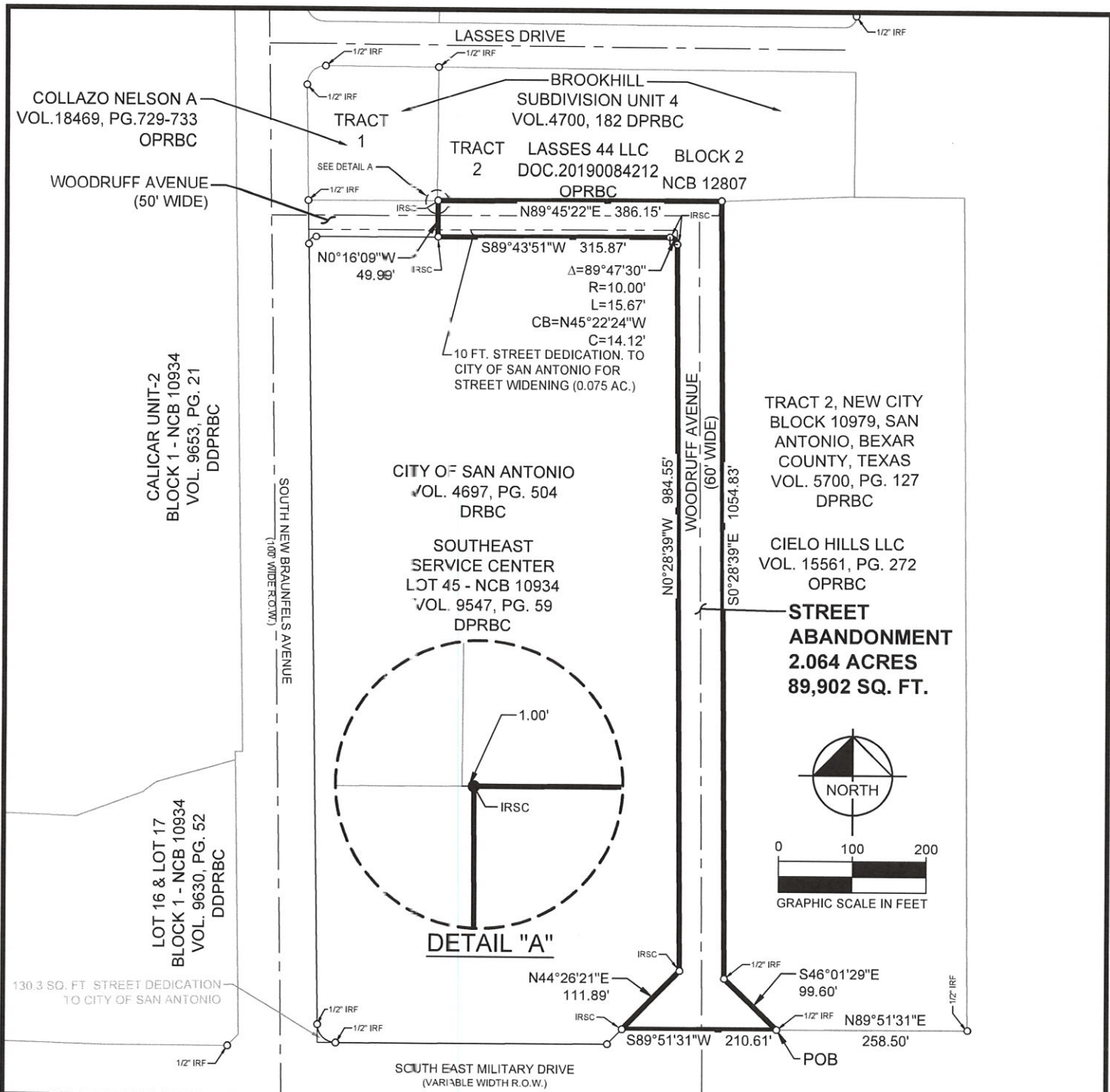


**EXHIBIT OF A 2.064 ACRE PORTION OF  
 WOODRUFF AVENUE  
 NEW CITY BLOCK 10934, CITY OF SAN  
 ANTONIO, BEXAR COUNTY, TEXAS.**

**Kimley»Horn**

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	6/11/2020	063929040	1 OF 2



**GEODETTIC BASIS STATEMENT:** The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS).

JOHN G. MOSIER  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6330  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH. 210-541-9166  
 greg.mosier@kimley-horn.com



*John G. Mosier*  
 6-11-2020

**LEGEND**  
 P.O.B. = POINT OF BEGINNING  
 IRSC = 1/2" IRON ROD W/ "KHA" CAP SET  
 1/2"IRF = 1/2" IRON ROD FOUND  
 OPRBC = OFFICIAL PUBLIC RECORDS BEXAR COUNTY  
 DPRBC = DEED AND PLAT RECORDS BEXAR COUNTY  
 DRBC = DEED RECORDS BEXAR COUNTY

**EXHIBIT OF A 2.064 ACRE PORTION OF  
 WOODRUFF AVENUE  
 NEW CITY BLOCK 10934, CITY OF SAN  
 ANTONIO, BEXAR COUNTY, TEXAS.**

**Kimley»Horn**

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	MAV	JGM	6/11/2020	063929040	2 OF 2