

Property Description for Parcel 19834

Being a 0.0069 of one acre (302 square feet) parcel of land out of Lots 42 and 43, Block 23, New City Block 7711, Resubdivision of Harlandale, City of San Antonio, Bexar County, Texas, according to the map or plat recorded in Volume 105, Page 338 of the Deed and Plat Records of Bexar County, Texas (D.P.R.B.C.), and further being described in an instrument to Sam A. Rodriguez, Jr., in Document Number 20080168124 of the Official Public Records of Bexar County, Texas; said 0.0069 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 3/8-inch iron rod found at the common North corner of Lots 41 and 42 of Block 23, of said Resubdivision of Harlandale, lying on the South right-of-way line of a called 17.5 foot wide alley as shown on said Resubdivision of Harlandale, from which a 3/8-inch iron rod found for the common North corner of Lots 43 and 44 of said Block 23 bears South 89°56'15" East, a distance of 50.71 feet;

South 00°14'35" East, leaving the South right-of-way line of said 17.5 foot wide alley, along and with the common line of said Lots 41 and 42, a distance of 114.59 feet to a 1/2-inch iron rod with cap stamped "BGE INC" set for the Northwest corner and **POINT OF BEGINNING** of the herein described parcel and having surface coordinates of N=13,684,339.25 and E=2,129,733.33, lying on the proposed North right-of-way line of said Southcross Boulevard (62 feet wide);

- 1) **THENCE**, South 89°56'45" East, leaving the common line of said Lots 41 and 42, over and across said Lots 42 and 43, along and with the proposed North right-of-way line of said Southcross Boulevard a distance of 50.03 feet to a 1/2-inch iron rod with cap stamped "BGE, INC" set on the common line of Lots 43 and 44, Block 23, of the Resubdivision of Harlandale, for the Northeast corner of the herein described parcel;
- 2) **THENCE**, South 00°05'50" West, along and with the common line of said Lots 43 and 44, a distance of 6.03 feet to a calculated point on the existing North right-of-way line of said Southcross Boulevard, also being the common South corner of said Lots 43 and 44 for the Southeast corner of the herein described parcel;
- 3) **THENCE**, North 89°58'07" West, along and with the existing North right-of-way line of said Southcross Boulevard, and the South line of Lots 42 and 43 a distance of 50.00 feet to a calculated point at the common South corner of said Lots 41 and 42 for the Southwest corner of the herein described parcel, from which a 3/8-inch iron rod found for reference bears North 49°01' East, a distance of 1.70 feet;
- 4) **THENCE**, North 00°14'35" West, leaving the existing North right-of-way line of said Southcross Boulevard, along and with the common line of said Lots 41 and 42 a distance of 6.05 feet to the **POINT OF BEGINNING** and containing 0.0069 of one acre (302 square feet) of land.

Parcel No.: 19834
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:
BGE, Inc.
7000 North Mopac, Suite 330
Austin, Texas 78731
(512) 879-0400
TBPLS Licensed Survey Firm No. 10106502

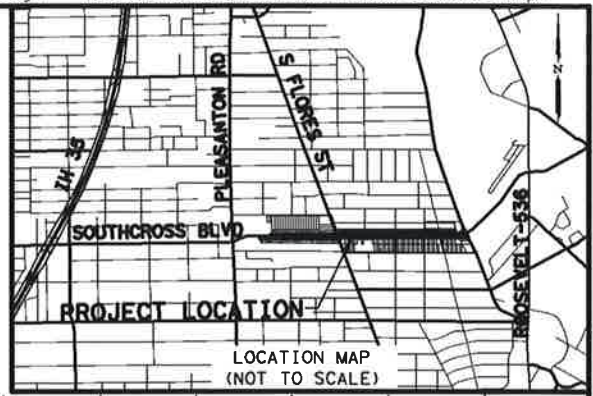


NOTES:

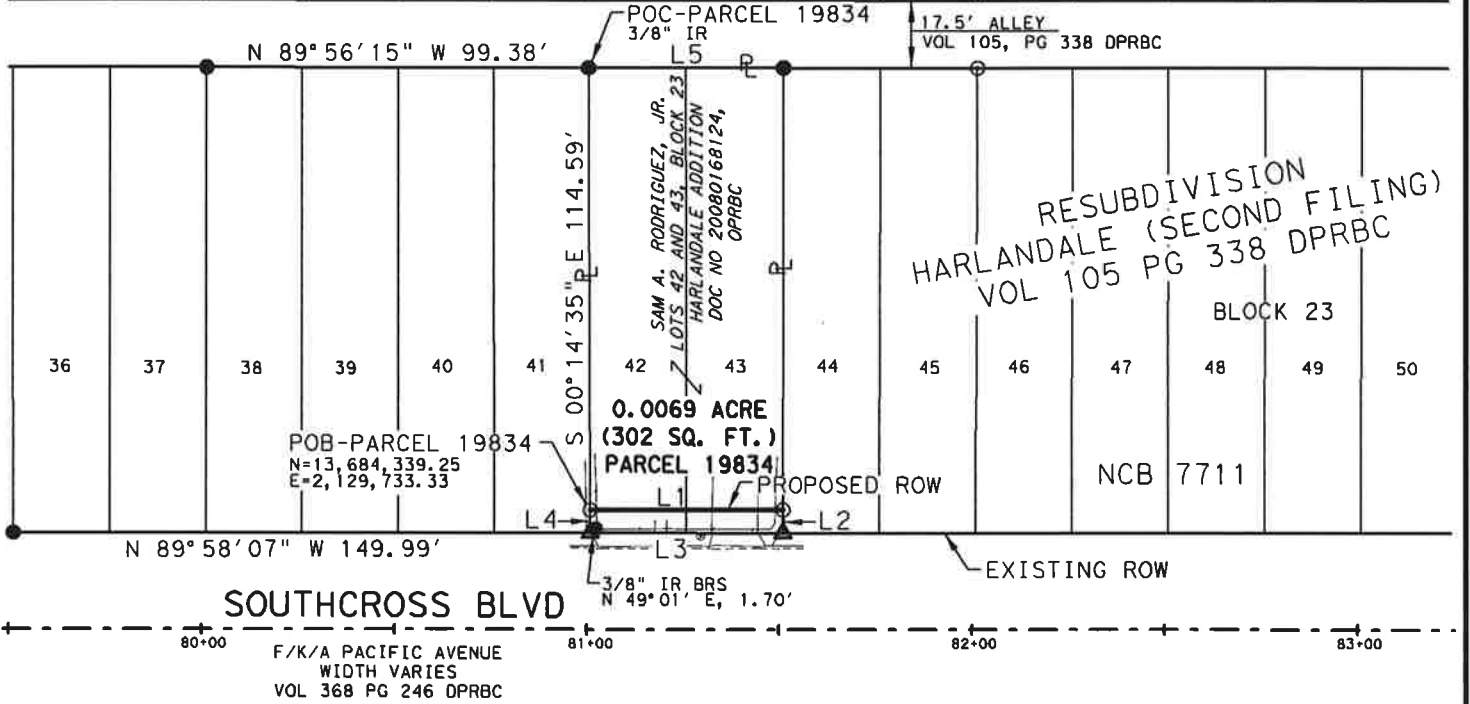
A parcel plat of even date has been prepared in conjunction with this property description.

R. T. HIGGENBOTHAM, A-312

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S 89° 56' 45" E	50.03'
L2	S 00° 05' 50" W	6.03'
L3	N 89° 58' 07" W	50.00'
L4	N 00° 14' 35" W	6.05'
L5	S 89° 56' 15" E	50.71'



11	12	13	14	15	16	17	18	19
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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.

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

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

DATE	REVISION
 BGE, Inc. 7000 North Mopac, Suite 330, Austin, TX 78731 Tel: 512-879-0400 • www.bgeinc.com TBPLS Licensed Surveying Firm No. 10108502 <small>Copyright © 2019</small>	
PARCEL PLAT OF 0.0069 ACRE / 302 SQ FT PARCEL 19834 SOUTHCROSS BLVD. CITY OF SAN ANTONIO PROJECT NO. 23-01613 FEBRUARY, 2019 PAGE 3 OF 3 SCALE: 1"=50'	