

Property Description for Parcel 19823

Being a 0.0057 of one acre (250 square feet) parcel of land out of Lots 29, 30 and 31, 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 Leticia Gonzalez, recorded under Document Number 20040219848 of the Official Public Records of Bexar County, Texas; said 0.0057 of one acre parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the common North corner of Lots 31 and 32, Block 23 of the above described 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 1/2-inch iron rod found for the common North corner of Lots 35 and 36 of said Block 23 bears South 89° 56' 15" East, a distance of 99.34 feet;

South 00°23'32" West, along and with the common line of said Lots 31 and 32, Block 23, a distance of 114.65 feet to a 1/2-inch iron rod with cap stamped "BGE, INC" set for the Northeast corner and **POINT OF BEGINNING** of the herein described parcel and having surface coordinates of N=13,684,339.47 and E=2,129,482.99, lying on the proposed North right-of-way line of said Southcross Boulevard;

- 1) **THENCE**, South 00°23'32" West, continuing along and with the common line of said Lots 31 and 32, a distance of 6.12 feet to 1/2-inch iron rod found at the common South corner of said Lots 31 and 32, lying on the existing North right-of-way line of said Southcross Boulevard;
- 2) **THENCE**, along and with the existing North right-of-way line of said Southcross Boulevard, and the South lines of said Lots 29, 30, and 31, Block 23, North 89°58'07" West, a distance of 62.89 feet to a calculated point at the beginning of a non-tangent curve to the right for the West corner of the herein described parcel;
- 3) **THENCE**, in an Easterly direction, along and with the proposed North right-of-way line of said Southcross Boulevard and said curve to the right, over and across said Lots 29, 30, and 31, Block 23, an arc distance of 63.30 feet, having a radius of 367.50 feet, a central angle of 09°52'08" and a chord which bears North 84°28'28" East, a distance of 63.22 feet to the **POINT OF BEGINNING** and containing 0.0057 of one acre (250 square feet) of land.

Parcel No.: 19823
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.

DATE	REVISION
 BGE, Inc. 7000 North Mopac, Suite 330, Austin, TX 78731 Tel: 512-879-0400 • www.bgeinc.com TBPLS Licensed Surveying Firm No. 10106502 Copyright 2017	
<p> PARCEL PLAT OF 0.0057 ACRE / 250 SQ FT PARCEL 19823 SOUTHCROSS BLVD. CITY OF SAN ANTONIO PROJECT NO. 23-01613 FEBRUARY, 2019 PAGE 3 OF 3 SCALE: 1"=50' </p>	