



Legal Description

Being a 0.66 of an acre tract comprised of 0.53 of an acre out Lots 5 through 12, Block 87, of N.C.B. 7957, and 0.13 of an acre out of Lardner Street closed by City Ordinance SP.88.12.02 and quitclaimed by the City of San Antonio, Bexar County, Texas, said 0.66 of an acre being more particularly described by metes and bounds as follow;

COMMENCING at a ½ inch Iron Rod found at the Northeasternmost corner of Columbia Heights Elementary School Subdivision as recorded in Volume 9567, Page 173, Deeds and Plats Records of Bexar County, Texas, for the Southeast corner and POINT OF BEGINNING of the tract herein described;

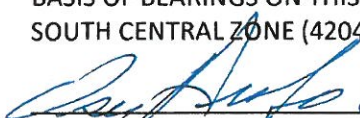
THENCE, N 89°49'24" W, along the common line of the said Columbia Heights Elementary School Subdivision and the South line of Lot 5 through 12, Block 87, N.C.B. 7957, a distance of 50.0 feet pass the West right of way line of the abandoned Lardner Street, and continuing to a distance of 250.00 feet to a ½ Iron Rod found for a corner of said Columbia Heights Elementary School Subdivision and the Southwest corner of the tract herein described;


THENCE, N 00°10'36" E, along the common line of the said Columbia Heights Elementary School Subdivision and the East line of Lot 5, Block 87, N.C.B. 7957, a distance of 115.00 feet to a point on the South right of way of Fitch Street (having 50.0' ROW) for a corner of said Columbia Heights Elementary School Subdivision and the Northeast corner of the tract herein described;

THENCE, S 89°49'24" E, along the South right of way line of said Fitch Street a distance of 200.0 feet pass the West right of way line of said abandoned Lardner Street and continuing to a total distance of 250.00 feet to a ½ inch Iron Rod w/ plastic cap set at the Northwest corner of said Women's Division of Christian Services and the East right of way line of said abandoned Lardner Street for the Northeast corner of the tract herein described;

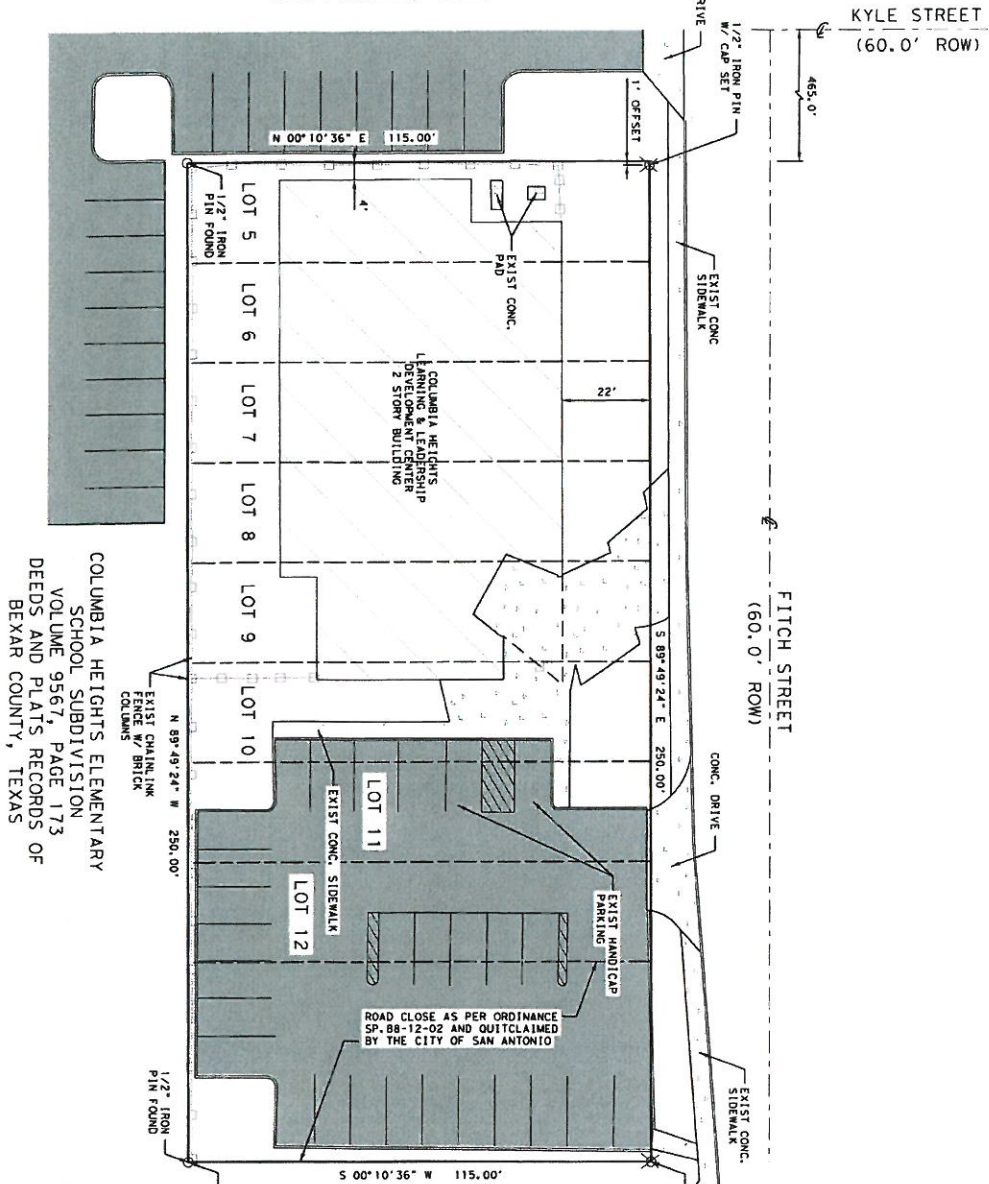
THENCE, S 00°10'36" W, leaving the South right of way of said Fitch Street and along the common line of said Women's Division of Christian Services and the East right of way line of said abandoned Lardner Street, a distance of 115.00 feet to the POINT OF BEGINNING; CONTAINING, an area of 28750 square feet, 0.66 of an acre of land more or less;

BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE (4204) NAD83 (03)


Oscar Hernandez, R.P.L.S.
R.P.L.S. Number 5005



COLUMBIA HEIGHTS ELEMENTARY
SCHOOL SUBDIVISION
VOLUME 9567, PAGE 173
DEEDS AND PLATS RECORDS OF
BEXAR COUNTY, TEXAS



COLUMBIA HEIGHTS ELEMENTARY
SCHOOL SUBDIVISION
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DEEDS AND PLATS RECORDS OF
BEXAR COUNTY, TEXAS

WOMENS DIVISION OF
CHRISTIAN SERVICES OF
THE BOARD
VOLUME 4609, PAGE 465
DEEDS AND PLATS RECORDS OF
BEXAR COUNTY, TEXAS



OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5005, HEREBY CERTIFY THAT THE SURVEY DESCRIBED HEREIN WAS MADE ON THE GROUND ON THE 4TH DAY OF SEPTEMBER 2010. THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYORS. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE OTHER EASEMENTS MAY AFFECT THIS PROPERTY.

OSCAR HERNANDEZ, R.P.L.S. # 5005, 1-15-2014

THIS SURVEY PLAT IS NOT VALID WITHOUT THE ORIGINAL SEAL AND SIGNATURE.

BEING A 0.66 OF AN ACRE TRACT COMPRISED OF 0.53 OF AN ACRE OUT OF LOTS 5 THROUGH 12, BLOCK 87 N. C. B. 7957 AND 0.13 OF AN ACRE OUT OF LANDER STREET CLOSED BY THE CITY ORDINANCE SP. 88-12-02 AND QUITCLAIMED BY THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SURVEYED FOR: CAPITAL IMPROVEMENT MANAGEMENT SERVICES

ADDRESS: 1502 FITCH STREET

DATE: 1-10-2014 SCALE: 1"=30'

NOTES:

1. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY WAS SCALED TO BE IN ZONE "X" OF THE FLOOD INSURANCE WHICH BEARS A REVISED DATE OF SEPTEMBER 2010. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.
2. BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (4804) NAD83 (03).
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE OTHER EASEMENTS MAY AFFECT THIS PROPERTY.
4. EASEMENTS, RULES AND REGULATIONS BY LAW IN FAVOR OF RESPECTIVE IRRIGATION OR DRAINAGE DISTRICTS.

- LEGEND
- ⊗ 1/2" IRON PIN W/CAP SET
 - ⊙ CABLE BOX
 - △ 0.5" TELEPHONE PEDISTAL
 - 1/2" IRON PIN FOUND
 - ⊞ ELECTRICAL BOX
 - ⊞ 1.0" TELEPHONE PEDISTAL
 - WOODEN FENCE
 - CHAIN LINK FENCE

MAP OF SURVEY

115 E. TAMM ST. SUITE 1120
SAN ANTONIO, TX 78202
P: 210.208.5400 F: 210.208.4401
T: 210.208.5401 F: 210.208.9932

GONZALEZ DE LA GARZA

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