

Job No. 51254-00  
November 12, 2014  
2 Pages

**2,055 Square Foot Parcel**  
**(RIGHT-OF-WAY ACQUISITION, Parcel 19423)**

STATE OF TEXAS  
COUNTY OF BEXAR

FIELD NOTE DESCRIPTION of a 2,055 square foot tract of land (Right-Of-Way Acquisition, Parcel 19423) situated within the corporate limits of the City of San Antonio, Bexar County, Texas, and being a portion of a 0.374 acre tract of land out of Lot 4, Block 2, New City Block 18572, as shown by plat of Sanchez-Bugg Subdivision recorded in Volume 9520, Page 101, Deed and Plat Records, said County, and State, as conveyed unto 1220 Enterprises Ltd. by Warranty Deed recorded in Volume 11468, Page 2301, Real Property Records, said County and State, in all, said 2,055 square foot tract of land being more particularly described as follows:

COMMENCING at a ½" iron rod found on the southeast R.O.W line of Mainland Dr. (a variable width public Right-Of-Way, 60' minimum) as shown by plat of Bandera Landing Subdivision, Unit-1 recorded in Volume 9500, Page 174, said Deed and Plat Records, same being the north corner of Lot 3, Block 2, New City Block 18572, as shown by plat of Phillips-Bandera Subdivision recorded in Volume 9515, Page 205, said Deed and Plat Records, and the north corner of a 1,548 square foot tract of land (R.O.W. acquisition, Parcel 19421, surveyed this same day);

THENCE, along said R.O.W. line and with the northwest line of said Lot 3 and Parcel 19421, South 60° 42' 24" West, (Bearing Basis, said Volume 9515, Page 205) 133.70 feet to an "X" found on a concrete apron for the common west corner of said Lot 3, and Parcel 19421, and the north corner of said Lot 4, same being the north corner of a 0.085 acre tract conveyed unto Venice Ozone Properties by Warranty Deed recorded in Volume 11172, Page 1746, said Real Property Records, same being a 460 square foot tract of land (Right-Of-Way Acquisition, Parcel 19422, surveyed this same day);

THENCE, continuing along said southeast R.O.W. line, South 61° 47' 51" West, 25.11 feet (deed = South 61° 38' 19" West, 24.99 feet) to the common west corner of said 0.085 acre tract, Parcel 19422, and the north corner and POINT OF BEGINNING of this parcel;

THENCE, along the common southwest line of said 0.085 acre tract, and the northeast line of said 0.374 acre tract, South 28° 26' 44" East, 19.08 feet to a mag nail set at the south corner of Parcel 19422 for the east corner of this parcel;

THENCE, southwest across said 0.374 acre tract the following courses:

South 58° 21' 31" West, 32.93 feet to a mag nail set at the beginning of a tangent curve to the left with a radius of 530.52 feet,

Southwest along the arc of said curve through a central angle of 5° 57' 26", a chord bearing and distance of South 55° 22' 48" West, 55.13 feet, and an arc distance of 55.16 feet to a mag nail set at the beginning of a tangent compound curve to the left with a radius of 291.25 feet,

and Southwest along the arc of said compound curve through a central angle of  $8^{\circ} 24' 00''$ , a chord bearing and distance of South  $48^{\circ} 12' 05''$  West, 42.66 feet, and an arc distance of 42.70 feet to a mag nail set on the common southwest line of said Lot 4 and the northeast line of Lot 7, Block 2, New City Block 18572 as shown by plat of Econo Subdivision recorded in Volume 9539, Page 51, said Deed and Plat Records, same being the east corner of a 435 square foot tract of land (R.O.W. acquisition, Parcel 19424, surveyed this same day) for the south corner of this parcel;

THENCE, along said common line, North  $42^{\circ} 25' 41''$  West (plat record, North  $42^{\circ} 22' 48''$  West), 8.36 feet to a  $5/8''$  iron rod found on the southeast R.O.W. line of said Mainland Dr. for the common north corner of said Lot 7, said Parcel 19424, and the west corner of said Lot 4 and this parcel, same being on a curve concave to the southeast whose radius point bears South  $51^{\circ} 45' 51''$  East, 370.00 feet;

THENCE, along said R.O.W. line, and with the arc of said curve through a central angle of  $18^{\circ} 03' 04''$ , a chord bearing and distance of North  $47^{\circ} 15' 41''$  East, 116.09 feet, and an arc distance of 116.57 feet (plat record, arc = 116.20 feet) to an "X" found on a concrete apron;

THENCE, continuing along said R.O.W. line, North  $61^{\circ} 47' 51''$  East, 18.73 feet (plat record, North  $60^{\circ} 42' 24''$  East, 18.99 feet) to the POINT OF BEGINNING.

Containing in all, 2,055 square feet of land, more or less.

Surveyed on this 12<sup>th</sup> day of November 2014. (See attached Exhibit)

All mag nails set are with a washer stamped "MLS Co., RPLS 4612".

MAVERICK LAND SURVEYING CO.



A handwritten signature in blue ink, appearing to read "D. E. Snell".

Daniel E. Snell, R.P.L.S.  
Texas No. 4612

# LEGEND:

R.P.R.=REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS

D.P.R.=DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS

•=SET MAG NAIL & WASHER (UNLESS OTHERWISE NOTED)

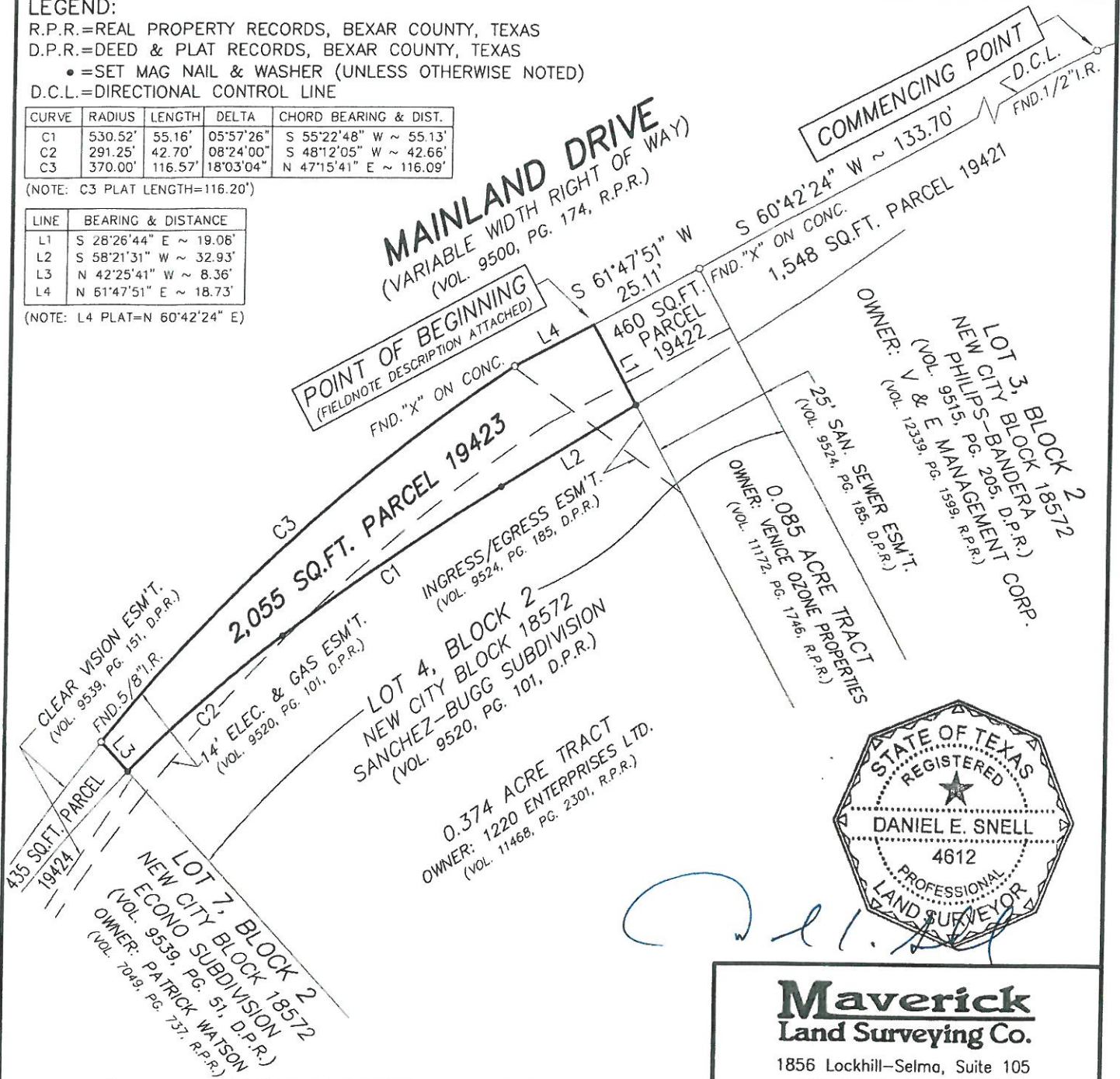
D.C.L.=DIRECTIONAL CONTROL LINE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING & DIST.
C1	530.52'	55.16'	05°57'26"	S 55°22'48" W ~ 55.13'
C2	291.25'	42.70'	08°24'00"	S 48°12'05" W ~ 42.66'
C3	370.00'	116.57'	18°03'04"	N 47°15'41" E ~ 116.09'

(NOTE: C3 PLAT LENGTH=116.20')

LINE	BEARING & DISTANCE
L1	S 28°26'44" E ~ 19.08'
L2	S 58°21'31" W ~ 32.93'
L3	N 42°25'41" W ~ 8.36'
L4	N 61°47'51" E ~ 18.73'

(NOTE: L4 PLAT=N 60°42'24" E)



## Maverick Land Surveying Co.

1856 Lockhill-Selma, Suite 105

San Antonio, Texas 78213

PH. 210-342-9455

FAX 210-342-9524

© 1990-2014, Maverick Land Surveying Co.

TBPLS FIRM No. 10132700

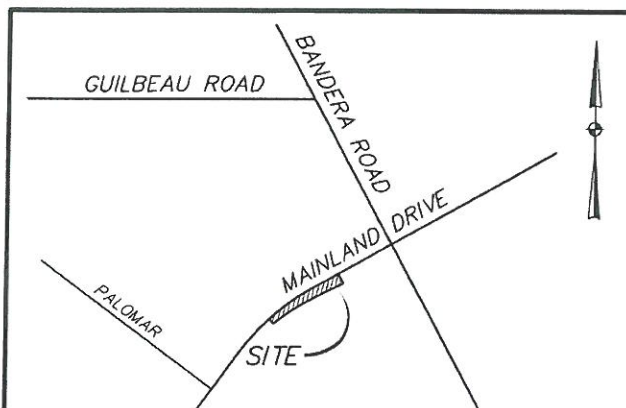
MLS JOB No. 51254-00-III

11-12-14

EXHIBIT OF:  
**A 2,055 SQ.FT. PARCEL 19423**  
OUT OF  
**A 0.374 ACRE TRACT**  
OUT OF  
**LOT 4, BLOCK 2**  
**NEW CITY BLOCK 18572**  
**PHILIPS-BANDERA**  
SAN ANTONIO, BEXAR COUNTY, TEXAS



SCALE: 1"=30'



LOCATION MAP (NOT TO SCALE)