

Date: May 4, 2016
Project: 2005-113CFN

0.041 ACRE TRACT

Field notes describing a 0.041 acre (1,770 sq. ft.) tract being a portion of a 16' alley initially dedicated to the public on the plat for Terrell Heights, Unit 6, City of San Antonio, Bexar County, Texas, plat recorded in Volume 2575, Page 275, Deed and Plat Records, Bexar County, Texas and being more particularly described as follows:

BEGINNING at a 3/4" bolt found in the north line of Brees Boulevard for the southwest corner of this tract, the 16' alley and the southeast corner of Lot 24, Block 31, Terrell Heights, Unit 6, City of San Antonio, Bexar County, Texas, plat recorded in Volume 2575, Page 275, Deed and Plat Records, Bexar County, Texas;

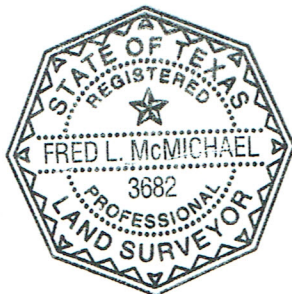
THENCE N 4°23'26"E, 111.04 feet with the west line of the 16' alley to a chain link fence post for the northeast corner of Lot 24 and the northwest corner of this tract;


THENCE S 83°08'53"E, 16.01 feet across the 16' alley to a gear set for the northeast corner of this tract in the west line of Lot 36, Block 31, Norma M. Crawford Subdivision, City of San Antonio, Bexar County, Texas, plat recorded in Volume 2805, Page 20, Deed and Plat Records, Bexar County, Texas;

THENCE S 4°23'26"W, 110.25 feet with the east line of the 16' alley and the west line of Lot 36 to a 1/2" rebar with a yellow plastic cap stamped "MCMLS 3682" set in the north line of Brees Boulevard for the southeast corner of this tract;

THENCE along the north line of Brees Boulevard with a curve to the right having a radius of 5,700.00 feet and an arc length of 16.00 feet (chord N 85°59'01"W, 16.00 feet) to the POINT OF BEGINNING and containing 0.041 acres (1,770 sq. ft.) of land according to a survey made by McMichael Land Surveying on May 4, 2016 under my supervision.

Bearing reference is the north line of Brees Blvd. as found monumented.
Corresponding plat prepared.
2005-113CFN.doc




Fred L. McMichael, R.P.L.S. No. 3682