

VACATED
NAPIER AVE

NAPIER AVE



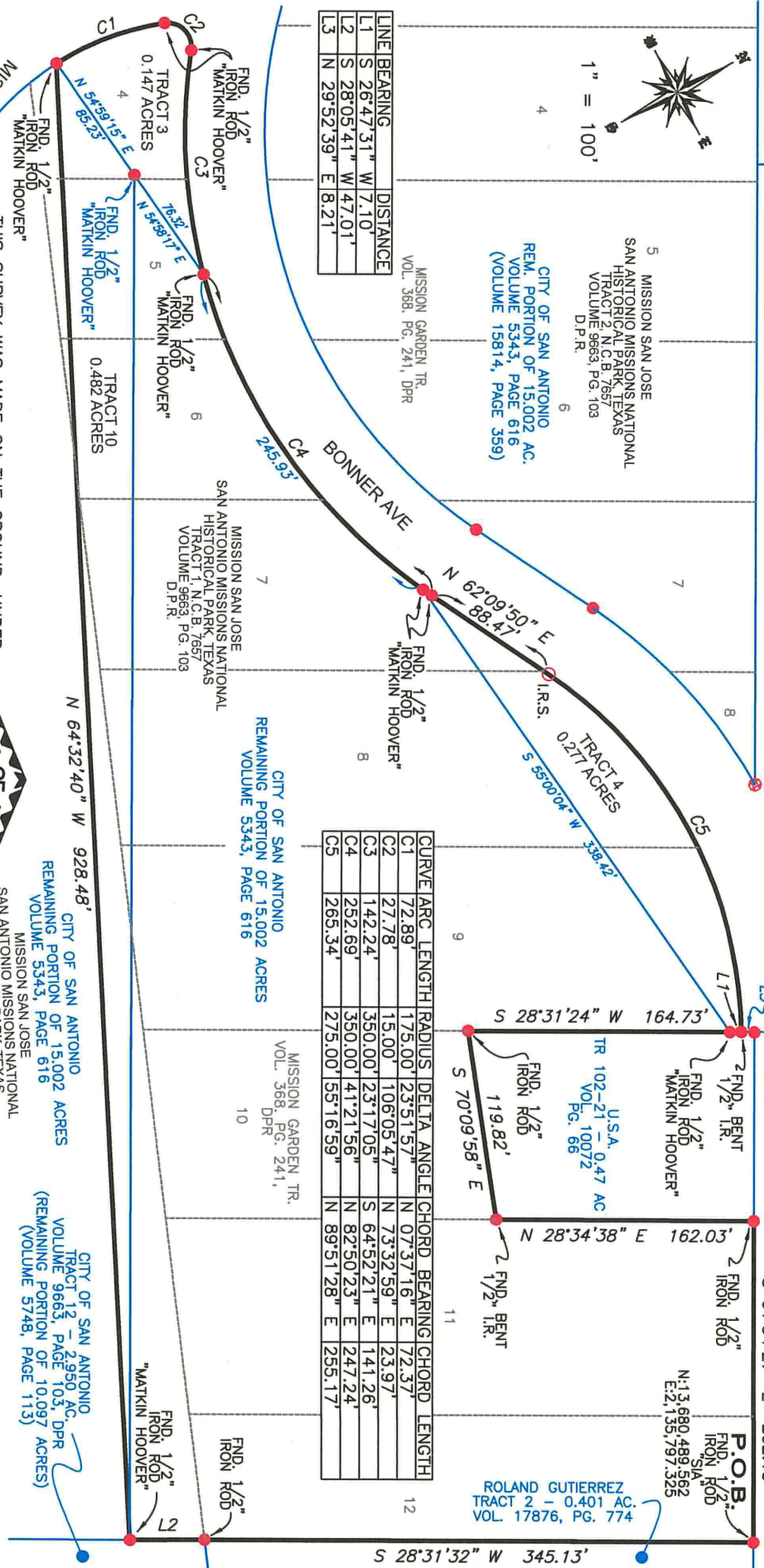
1" = 100'

LINE	BEARING	DISTANCE
L1	S 26°47'31" W	7.10'
L2	S 28°05'41" W	47.01'
L3	N 29°52'39" E	8.21'

MISSION GARDEN TR.
VOL. 368, PG. 241, D.P.R.

5 MISSION SAN JOSE
SAN ANTONIO MISSIONS NATIONAL
HISTORICAL PARK, TEXAS
TRACT 2, N.C.B. 7657
VOLUME 9663, PG. 103
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6 CITY OF SAN ANTONIO
REM. PORTION OF 15,002 AC.
VOLUME 5343, PAGE 616
(VOLUME 15814, PAGE 359)



BEARING AND COORDINATES ARE BASED ON
LAMBERT GRID, TEXAS STATE PLANE COORDINATES,
SOUTH CENTRAL, ZONE NAD 83/93. COORDINATES
SHOWN HEREON HAVE AN APPLIED SURFACE SCALE
FACTOR OF 1.00017

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	72.89'	175.00'	23°51'57"	N 07°37'16" E	72.37'
C2	21.78'	15.00'	106°05'47"	S 73°32'59" E	23.37'
C3	142.24'	350.00'	23°17'05"	S 64°52'21" E	141.26'
C4	252.69'	350.00'	41°21'56"	N 82°50'23" E	247.24'
C5	265.34'	275.00'	55°16'59"	N 89°51'28" E	255.17'

CITY OF SAN ANTONIO
REMAINING PORTION OF 15,002 ACRES
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MISSION GARDEN TR.
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CITY OF SAN ANTONIO
REMAINING PORTION OF 15,002 ACRES
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MISSION SAN JOSE
SAN ANTONIO MISSIONS NATIONAL
HISTORICAL PARK, TEXAS
TRACT 11, N.C.B. 7657
VOLUME 9663, PG. 103
D.P.R.



REX L. HACKETT, R.P.L.S., L.S.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5573
DATE: 01-17-2017
PROJECT NO. 1802.14



FORD ENGINEERING INC.

ENGINEERING SURVEYING PLANNING
10927 WYE DRIVE, STE 104, SAN ANTONIO, TEXAS 78217 ■ P: (210) 590-4777 ■ F: (210) 590-4940
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BEING A PORTION OF A 15,002 ACRE TRACT CONVEYED
TO THE CITY OF SAN ANTONIO IN VOLUME 5343,
PAGE 616 OF THE OFFICIAL PUBLIC RECORDS,
BEING A PORTION OF LOTS 4-12 OF THE MISSION
GARDEN TRACTS IN VOL. 368, PG. 241, DEED &
PLAT RECORDS, THE SAME BEING TRACT 1, 3 & 10 AS
SHOWN ON THE PLAT OF RIGHT OF WAY & BOUNDARY
SURVEY, MISSION SAN JOSE SAN ANTONIO MISSIONS NATIONAL
HISTORICAL PARK, TEXAS IN VOLUME 9663, PAGE
103, DEED & PLAT RECORDS, BEXAR CO., TX.

PLAT SHOWING
5.567 ACRES
242,480.9 Sq. Feet

ROLAND GUTIERREZ
TRACT 2 - 0.401 AC.
VOL. 17876, PG. 774



FORD ENGINEERING, INC

Date: January 17, 2017

Project No: 1802.14

FIELD NOTES DESCRIPTION

5.567 ACRES

242,480.9 Sq. Ft.

A 5.567 acre (242,480.9 sq. ft.) tract of land, being a portion of the remainder of a 15.002 acre tract of land, N.C.B. 7657, conveyed to the City of San Antonio in Volume 5343, Page 616 of the Official Public Records of Real Property of Bexar County, Texas, being also a portion of Lots 4 - 12 of the Mission Garden Tracts as shown on a plat recorded in Volume 368, Page 241 of the Deed and Plat Records and called Tracts 1, 3, 4 and 10, N.C.B. 7657 on a plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park recorded in Volume 9663, Page 103 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at an ½ inch iron rod (N = 13,680,489.562, E = 2,135,797.325) with cap marked "SIA" found on the Southwestern line of Napier Avenue, for the Northeastern corner of the remainder of the said 15.002 acre tract, the Northeastern corner of said Tract 1 of the said Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park and the Northwestern corner of that certain Tract 2 – 0.401 acres conveyed to Roland Gutierrez in Volume 17876, Page 774 of the Official Public Records of Real Property of Bexar County, Texas, for the Northeastern corner of this tract;

THENCE: S 28°31'32" W – 345.13 feet along the Southeastern line of the Tract 1 of the said San Antonio National Historical Park, the Northwestern line of the said Roland Gutierrez Tract 2 to a ½ inch iron rod found for the Southwestern corner of the said Roland Gutierrez Tract 2, the Northwestern corner of Tract 12 – 2.950 acres as shown on the said plat of the Right of Way and Boundary Survey, Mission San Jose, San Antonio Missions National Historical Park, being a remainder of a 10.097 acre tract of land conveyed to the City of San Antonio in Volume 5748, Page 113 of the Official Public Record of Real Property of Bexar County, Texas, for a corner of said Tract 1 as shown on the said San Antonio National Historical Park, for a corner of this tract;

THENCE: S 28°05'41" W – 47.01 feet continuing along the Southeastern line of said Tract 1, the Northwestern line of said Tract 12 to a ½ inch iron rod with cap marked "Matkin Hoover" found for the Southeastern corner of said Tract 1, a corner of the remainder of the said 15.002 acre tract and the Easternmost corner of Tract 10 of the said San Antonio Missions National Historical Park, for the Southeastern corner of this tract;

THENCE: N 64°32'40" W – 928.48 feet along the Southwestern line of said Tract 10, across the remainder of the said 15.002 acre tract to a ½ inch iron rod with cap marked "Matkin



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Hoover" found on the Northeastern line of Mission Road, for the Southwestern corner of said Tract 10, the Southernmost corner of Tract 3 of the said San Antonio National Historical Park, a corner of the remainder of the said 15.002 acre tract, for a corner of this tract, from which a ½ inch iron rod with cap marked "Matkin Hoover" found for a Northwestern corner of said Tract 10 on the Southeastern line of said Tract 3 bears N 54°59'15" E – 85.23 feet;

THENCE: Along the Northeastern line of said Mission Road, the Northwestern line of said Tract 3, a curve to the right having a Delta angle of 23°51'57", a Radius of 175.00 feet, an Arc length of 72.89 feet and a Chord bearing of N 07°37'16" E – 72.37 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 3, for a corner of this tract;

THENCE: Continuing along a line of said Tract 3, a curve to the right at the intersection of Mission Road and Bonner Avenue, having a Delta angle of 106°05'47", a Radius of 15.00 feet, an Arc length of 27.78 feet and a Chord bearing of N 73°32'59" E – 23.97 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 3, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: Along a Southern line of said Bonner Avenue, a Northern line of said Tract 3, a curve to the left having a Delta angle of 23°17'05", a Radius of 350.00 feet, an Arc length of 142.24 feet and a Chord bearing of S 64°52'21" E – 141.26 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for the Easternmost corner of said Tract 3, a corner of said Tract 1, for a corner of this tract;

THENCE: Continuing along a Southern line of said Bonner Avenue, a line of said Tract 1, a curve to the left having a Delta angle of 41°21'56", a Radius of 350.00 feet, at 245.93 feet pass a ½ inch iron rod with cap marked "Matkin Hoover" found for the Southwestern corner of said Tract 4, a corner of said Tract 1 of the San Antonio Missions National Historical Park, and having a **total Arc length of 252.69 feet** and a Chord bearing of N 82°50'23" E – 247.24 feet to a ½ inch iron rod with cap marked "Matkin Hoover" found for a corner of said Tract 4, a corner of said Bonner Avenue, for a corner of this tract;

THENCE: N 62°09'50" E – 88.47 feet along a Southeastern line of said Bonner Avenue, a Northwestern line of said Tract 4 to a ½ inch iron rod with cap marked "Ford Eng Inc" set for a corner of said Bonner Avenue, a corner of said Tract 4, for a corner of this tract;

THENCE: Continuing along a Southeastern line of said Bonner Avenue, a Northwestern line of said Tract 4, a curve to the right having a Delta angle of 55°16'59", a Radius of 275.00 feet, an Arc length of 265.34 feet and a Chord bearing of N 89°51'28" E – 255.17 feet to a bent ½ inch iron rod found on the Northwestern line of that certain tract of land called Tract 102-21 – 0.47 acres conveyed to the United States of America in Volume 10072, Page 66 of the Official Public Records of Real Property of Bexar County, Texas, a corner of said Tract 4, for a corner of this tract, from which a ½ inch iron rod found on the Southwestern line of Napier Avenue, for the Northwestern corner of said Tract 102-21 bears N 29°52'39" E – 8.21 feet;



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THENCE: S 26°47'31" W – 7.10 feet along the Northwestern line of said Tract 102-21 to a ½ inch iron rod with cap marked "Matkin Hoover" found for the Southeastern corner of Tract 4, a corner of Tract 1 of the said San Antonio National Historical Park, for a corner of this tract;

THENCE: S 28°31'24" W – 164.73 feet along the Northwestern line of said Tract 102-21, a line of said Tract 1 of the said San Antonio National Historical Park to a ½ inch iron rod found for the Southwestern corner of said Tract 102-21, a corner of said Tract 1, for a corner of this tract;

THENCE: S 70°09'58" E – 119.82 feet along the Southern line of the said Tract 102-21, a line of said Tract 1 to a bent ½ inch iron rod found for the Southeastern corner of said Tract 102-21, a corner of said Tract 1, for a corner of this tract;

THENCE: N 28°34'38" E – 162.03 feet along the Southeastern line of said Tract 102-21, a line of said Tract 1 to a ½ inch iron rod found on the Southwestern line of Napier Avenue, the Northeastern line of the remainder of the said 15.002 acre tract, for the Northeastern corner of said Tract 102-21, a corner of said Tract 1, for a corner of this tract;

THENCE: S 61°34'27" E – 202.13 feet along the Southwestern line of said Napier Avenue, the Northeastern line of the remainder of the said 15.002 acre tract, a Northeastern line of said Tract 1 to the **POINT OF BEGINNING** and containing 5.567 acres (242,480.9 sq. ft.) of land, *according to a survey made on the ground under my supervision.*

Corresponding plat prepared.
1802.14 San Jose Mission Tract 1.docx
Revised 04-06-2017

BEARINGS AND COORDINATES ARE BASED ON LAMBERT GRID, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83/93; COORDINATES SHOWN HEREON HAVE AN APPLIED SURFACE SCALE FACTOR OF 1.00017.




Rex L. Hackett, R.P.L.S., L.S.L.S.
Registered Professional Land Surveyor
License Number 5573