



METES AND BOUNDS DESCRIPTION  
FOR A  
5.507 ACRE TRACT OF LAND

Being 5.507 acres of land out of a portion of Lot 39, New City Block 7675, Replat and Subdivision Plat establishing Mission Branch Library, in the City of San Antonio, Bexar County, Texas as recorded in Volume 9616, Page 5 of the Deed and Plat Records of Bexar County, Texas and said 5.507 acre tract of land being more particularly described as follows:

BEGINNING at a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set along the Easterly right-of-way of Roosevelt Avenue (Spur 536), being the Southwesterly corner of the remainder of said Lot 39, Replat and Subdivision Plat establishing Mission Branch Library, and being a Westerly corner of this herein described 5.507 acre tract of land;

THENCE departing the Easterly right-of-way of Roosevelt Avenue, and across and through said Lot 39, Replat and Subdivision Plat establishing Mission Branch Library, the following calls:

S 87° 37' 33" E a distance of 58.91 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner of this herein described 5.507 acre tract of land;

S 78° 12' 17" E a distance of 128.06 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner of this herein described 5.507 acre tract of land;

S 80° 33' 50" E a distance of 219.94 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner of this herein described 5.507 acre tract of land;

With a curve to the Right, having a Total Arc Length of 204.26 feet, a Radius of 686.00 feet, having a Delta Angle of 17° 03' 35", a Tangent length of 102.89 feet, with a Chord and bearing distance of S 72° 07' 20" E, 203.50 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner of this herein described 5.507 acre tract of land;

S 63° 43' 35" E a distance of 83.00 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for an interior corner of this herein described 5.507 acre tract of land;

N 34° 47' 41" E a distance of 630.17 feet ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner;

and N 34° 51' 55" E a distance of 203.34 feet to a ½" iron pin with cap stamped "DAM #5348 PROP. COR." set for a corner in the Southwesterly line of Centro Cultural Roasacruz Amorc Universo, A Texas Non-Profit Corporation, as recorded in Volume 13255, Page 694 of the Deed and Plat Records of Bexar County, Texas, (Tract I – Lot 35, N.C.B. 7675, Alamo Handicap Subdivision, Tract II – 4101.00 FT., Tract III – 0.026 AC), and being the Northerly corner of this herein described 5.507 acre tract of land;

THENCE with the Southwesterly line of said Tract I, II, III, S 38° 49' 48" E a distance of 200.00 feet to an iron pin found for the Southerly corner of said Centro Cultural Roasacruz Amorc Universo Tract I, II, III, being in the Northwest line of a 9.113 acre tract conveyed to the United States of America in Volume 8929, Page 1361 of the Official Public Records of Bexar County, Texas, and being the Northeasterly corner of this herein described 5.507 acre tract of land;

THENCE with the Northwesterly lines of said 9.113 acre tract of land, the following calls:

S 34° 51' 55" W a distance of 135.90 feet to an iron pin found for a corner;

and S 34° 47' 41" W a distance of 749.52 feet to an iron pin found for the Westerly corner of said 9.113 acre tract, being a point on the Northerly line of Tract 6 – 2.701 Acre, United States of America, National Park Service, Intermountain Region, Land Resources Program Center as recorded in Volume 16514, Page 1542 of the Official Public Records of Bexar County, Texas, and being the Southerly corner of this herein described 5.5017 acre tract of land;

THENCE with the Northerly boundary of said Tract 6 – 2.701 acre tract, the following calls:

With a curve to the Left, having a Total Arc Length of 172.95 feet, a Radius of 411.28 feet, having a Delta Angle of 24° 05' 36", a Tangent of 87.77 feet, with a Chord and bearing distance of N 51° 46' 34" W, 171.67 feet to a Park Boundary Monument found for a corner of this herein described 5.507 acre tract of land;

N 63° 43' 35" W a distance of 91.95 feet to a Park Boundary Monument found for a corner of this herein described 5.507 acre tract of land;

With a curve to the Left, having a Total Arc Length of 171.70 feet, a Radius of 586.00 feet, having a Delta Angle of 16° 47' 15", a Tangent of 86.47 feet, with a Chord and bearing distance of N 72° 15' 56" W, 171.08 feet to a Park Boundary Monument found for a corner of this herein described 5.507 acre tract of land;

N 80° 33' 50" W a distance of 222.08 feet to a Park Boundary Monument found for a corner of this herein described 5.507 acre tract of land;


N 78° 12' 17" W a distance of 121.87 feet to a Park Boundary Monument found for a corner of this herein described 5.507 acre tract of land;

And N 87° 37' 33" W a distance of 50.67 feet to a Park Boundary Monument found along the Easterly right-of-way line of said Roosevelt Avenue, and being the Southwesterly corner of this herein described 5.507 acre tract of land;

THENCE with the Easterly right-of-way line of said Roosevelt Avenue, N 02° 22' 38" E a distance of 100.00 feet to the POINT OF BEGINNING and containing a 5.507 acre tract of land;

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.

Surveyed on the ground this the 15th day of February 2016

  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
132 Caddell, New Braunfels, Tx 78130  
BRD082 – National Parks 5.507 AC

