

Date: July 6, 2017
MLS Co. Job No. 54382-04
Revised: Sept. 20, 2017

STATE OF TEXAS
COUNTY OF BEXAR

TRACT A
0.458 ACRES

DESCRIPTION of a 0.458 acre tract of land within the corporate limits of the City of San Antonio, Bexar County, Texas, being approximately 250 feet of Brackenridge Avenue from Tendick Street west to Fort Sam Houston, Texas Military Reservation as shown by plat of OAKLAND TERRACE dated September 1890, recorded in Volume 72, Pages 506-509, of the Deed Records Bexar County, Texas, in all said 0.458 acre tract being more particularly described as follows:

BEGINNING at a ½ inch iron rod found at the northeast intersection corner of said Tendick Street and Brackenridge Avenue, being the southwest corner of LOT 40, BLOCK 8, NEW CITY BLOCK 1070 said OAKLAND TERRACE for the northeast corner and POINT OF BEGINNING of this tract,

THENCE, along the common north line of said Brackenridge Avenue and south line of LOTS 31-40, said BLOCK 8, North 89° 51' 52" East, 249.14 feet to a US Army monument designated B-102 found on the west line of TRACT A as shown by plat of the RETRACEMENT SURVEY OF THE FORT SAM HOUSTON, TEXAS MILITARY RESERVATION recorded in Volume 9541, pages 104-155, Deed and Plat Records of Bexar County, Texas (reference sheet 3 therein for said west line) and at the southeast corner of said LOT 31 and the northeast corner of this tract;

THENCE, along the west line of said TRACT A, South 00° 13' 20" East, 80.00 feet to a ½ inch iron rod set in place of US Army monument B-103 (not found) for the southeast corner of this tract,

THENCE, along the common south line of said Brackenridge Avenue and the north line of said TRACT A, South 89° 51' 52" West, 249.26 feet to an inaccessible point that falls on top of a concrete footing and underneath a chain-link fence for southwest corner of this tract,

THENCE, across said Brackenridge Avenue, North 00° 08' 08" West (bearing basis as shown by plat recorded in Volume 9652, Page 52, said Deed and Plat Records), at 0.6 feet pass a reference line set on the face of said concrete footing, in all a distance of 80.00 feet to the POINT OF BEGINNING. Area described is shown on a land title survey with same revised date.

CONTAINING in all 19,936 Square Feet or 0.458 Acres of land, more or less.



MAVERICK LAND SURVEYING COMPANY

Jacob W. Oder

Jacob W. Oder, R.P.L.S. Texas No. 5846

Date: July 6, 2017
MLS Co. Job No. 54382-03
Revised: Sept. 20, 2017
Revised: Sept. 25, 2017

STATE OF TEXAS
COUNTY OF BEXAR

TRACT B
0.069 ACRES

DESCRIPTION of a 0.069 acre tract of land within the corporate limits of the City of San Antonio, Bexar County, Texas, being the west 250 feet more or less of the twelve (12) foot wide alley across BLOCK 8, NEW CITY BLOCK 1070 as shown by plat of OAKLAND TERRACE dated September 1890, recorded in Volume 72, Pages 506-509, Deed Records, Bexar County, Texas, in all said 0.069 acre tract being more particularly described as follows:

BEGINNING at a ½ inch iron rod found in concrete on the east line of Tendick Street (currently a 57.8 foot wide public right-of-way, being originally 55.6 feet wide as shown by plat of said OAKLAND TERRACE together with a 2.2 foot street dedication along its west line by plat recorded in Volume 4305, Page 228, Deed and Plat Records, Bexar County, Texas) and at the southwest corner of LOT 20, said BLOCK 8 for the northwest corner and POINT OF BEGINNING of this tract,

THENCE, along the common north line of said twelve (12) foot wide alley and south line of LOTS 11-20, said BLOCK 8, North 89° 51' 52" East, 248.87 feet to a ½ iron rod found on the west line of TRACT A as shown on by plat of the RETRACEMENT SURVEY OF THE FORT SAM HOUSTON, TEXAS MILITARY RESERVATION recorded in Volume 9541, pages 104-155, said Deed and Plat Records (reference sheet 3 therein for said west line) and at the southeast corner of said LOT 11 and the northeast corner of this tract;

THENCE, along the west line of said TRACT A and across said twelve (12) foot wide alley, South 00° 13' 20" East, 12.00 feet to a ½ inch iron rod found at the northeast corner of LOT 31, said BLOCK 8 and the southeast corner of this tract,

THENCE, along the common south line of said twelve (12) foot wide alley and north line of LOTS 31-40, said BLOCK 8, South 89° 51' 52" West, 248.89 feet to a ½ inch iron rod found on the east line of said Tendick Street, at the northwest corner of said LOT 40 and southwest corner of this tract,

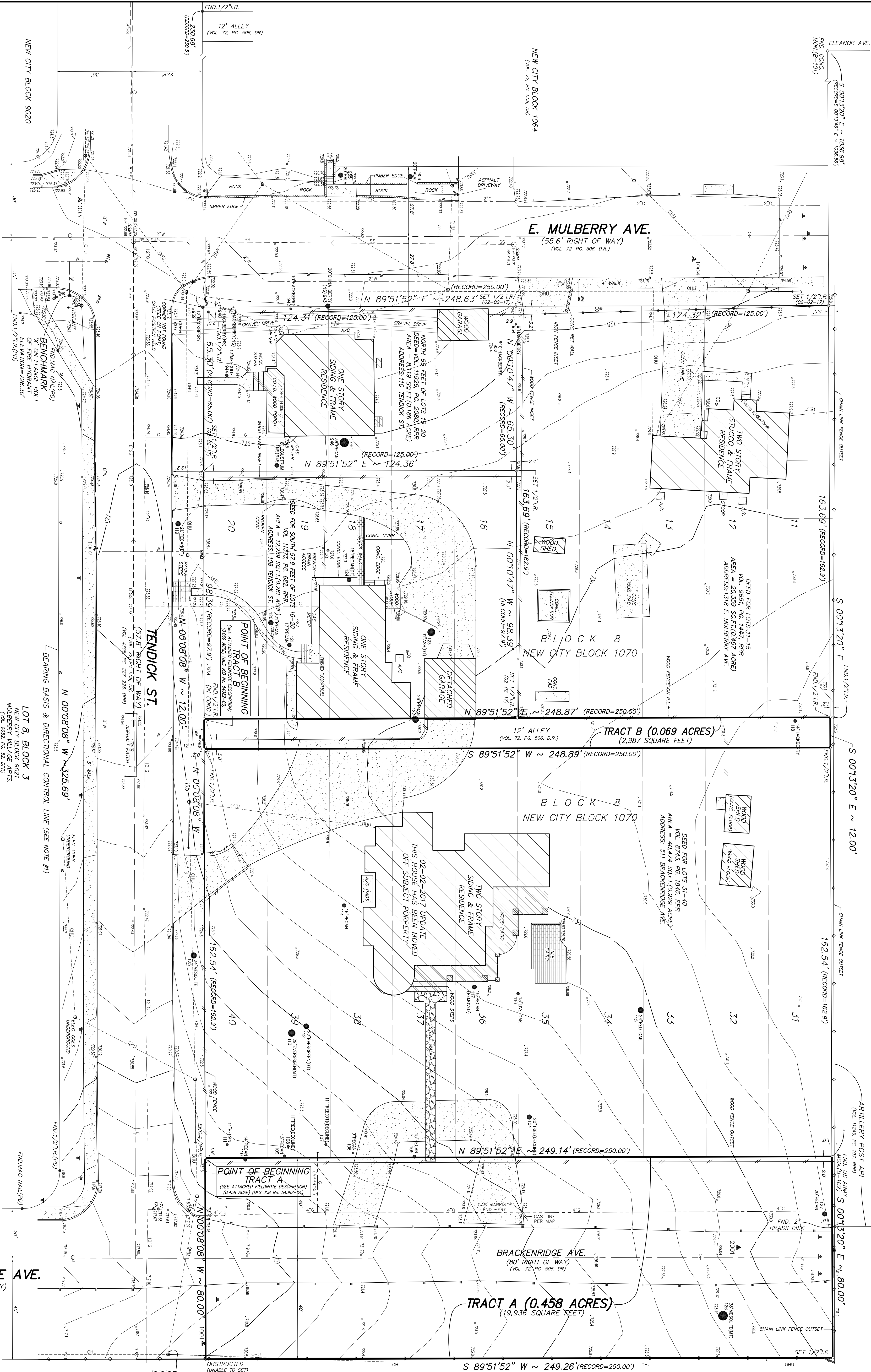
THENCE, along said east line, North 00° 08' 08" West (bearing basis as shown by plat recorded in Volume 9652, Page 52, said Deed and Plat Records), 12.00 feet to the POINT OF BEGINNING. Area described is shown on a land title survey with the same revised date.

CONTAINING in all 2,987 Square Feet or 0.069 Acres of land, more or less.

MAVERICK LAND SURVEYING COMPANY

Jacob W. Oder
Jacob W. Oder, R.P.L.S. Texas No. 5846





CONTROL POINTS (GROUND VALUES)				
CP#	NORTHING	EASTING	ELEV.	DESC.
A1001	13712142.94082	2138153.24665	719.75	1/2 I.R.
A1002	13712122.940133	2138111.034639	725.67	MAG NAL
A1003	13712577.50123	2138104.03585	722.66	MAG NAL
A1004	13712573.98451	2138344.15016	723.45	MAG NAL
A2001	13712161.17601	2138365.83688	729.68	MAG NAL

CURRENT CITY ZONING

MF-33-NCD-6 (MULTI FAMILY)
SETBACKS:
FRONT MIN: NONE
FRONT MAX: 20'
SIDE: 5'
REAR: 10'

REFER TO TABLE 310-1 CODE UDC FOR ADDITIONAL
REGULATIONS INVOLVING SINGLE LOT DEVELOPMENTS
AND LOT WIDTHS

NOTES:
1. BEARING BASIS & DIRECTIONAL CONTROL LINE = WEST RIGHT OF WAY LINE OF
TENDICK STREET BETWEEN E. MULBERRY AVE. & BRACKENRIDGE AVE. AS

3 THE FOREGOING PROPERTIES ARE LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING

10 THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #48023JC0403 G, DATED SEPTEMBER 30 2010. ZONE X IS NOT WITHIN A 100 YEAR FLOOD ZONE.

4. IMPROVEMENTS, UTILITIES, TREES AND TOPOGRAPHY FROM SURVEY DATED FEB. 2, 2017

CORRESPONDING NUMBERED METAL TAG & MEASURED IN ACCORDANCE WITH U.D.C.

SOURCE: GPS-RTK COOPERATIVE NETWORK

PLAT REFERENCE: BEXAR COUNTY DEED RECORDS (DR)
VOL. 72 PAGE 506-509 DATE SEPT. 1890

LEGEND

- *THK = SPOT ELEVATION
- WATER WATER
- CULVERT
- WATER TALLE
- GAS VALVE
- SEEN POST
- UTILITY POLE
- UTILITY POLE & GUY WIRE
- S&M O = SANITARY SEWER MANHOLE
- CONCRETE PAVEMENT
- OVERHEAD UTILITY LINE
- UNDERGROUND SANITARY SEWER LINE (AS PER UTILITY MAP)
- UNDERGROUND GAS LINE (AS MARKED BY UTILITY)
- UNDERGROUND WATER LINE (AS PER UTILITY MAP)
- EDGE OF ASPHALT PAVEMENT
- CONCRETE CURB
- CONTOUR LINE WITH ELEVATION
- WOOD FENCE
- SQUARE FEET
- SOFT= SLOPE TRUNK
- M-TALL TRUNK
- DRAINED RECORDS, BEAR COUNTRY, TEXAS
- UNDRAINED & PLANT RECORDS, BEAR COUNTRY, TEXAS
- RRE-AL PROPERTY RECORDS, BEAR COUNTRY, TEXAS
- (P)=PAE-DANSON ENGINEERING

1	9/20/17	RBB	ADDED TRACT A & B DESIGNATIONS	JWO	JWO
NO.	DATE	BY	REVISION	CKD.	APPD.

TPS CATEGORY 1A, CONDITION II, LAND TITLE SURVEY
TRACT A (0.458 ACRES)
AND
TRACT B (0.069 ACRES)
OUT OF
OAKLAND TERRACE
SAN ANTONIO, BEXAR COUNTY, TEXAS

DRAWN BY: <u>msb</u> FIELDWORK: <u>mcc/ood</u> APPROVED BY: <u>ono</u>	
SCALE: <u>1" = 20'</u>	DATE: <u>07-06-17</u> SHEET <u>1</u> OF <u>1</u>
REV. NO. <u>1</u>	JOB NO. <u>54382-03 & -04</u>

CERTIFICATION THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY EMPLOYEES OF MATHERICK LAND SURVEYING COMPANY UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLETES WITH CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS OF A CATEGORY 1A, CONDITION II, LAND TITLE SURVEY.