



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

County: Bexar
Highway: Interstate Highway 37
State Control No. 0073-08
District 15

February 7, 2018
Job No.: E0593600
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EXHIBIT "A"

PROPERTY DESCRIPTION FOR TRACT No. 1

0.5765 OF ONE ACRE (25,111 SQUARE FEET) PARCEL OF LAND, SITUATED IN THE SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT NO. 20, BEING A PORTION OF THE I.H. 37 RIGHT-OF-WAY, IN NEW CITY BLOCK (N.C.B.) 534, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 0.5765 OF AN ACRE BEING A PORTION OF AN 80-FOOT WIDE RIGHT-OF-WAY COMPOSED OF FIVE PARCELS CONVEYED TO THE STATE OF TEXAS AS FOLLOWS: (PARCEL 247) BY DEED FROM A. C. GILL AND WIFE, ADELAIDE GILL, EXECUTED JANUARY 13, 1965, RECORDED IN VOLUME 5299, PAGE 20, (PARCEL 248) BY DEED FROM NAVARRO IMPROVEMENT COMPANY, EXECUTED FEBRUARY 16, 1968, RECORDED IN VOLUME 5923, PAGE 94, (PARCEL 249) BY DEED FROM HAROLD H. ARNOLD AND WIFE, NADINE ARNOLD, EXECUTED JANUARY 28, 1965, RECORDED IN VOLUME 5305, PAGE 776, (PARCEL 250) BY DEED FROM GUADALUPE GUTIERREZ AND WIFE, MANUELA G. GUTIERREZ, EXECUTED SEPTEMBER 7, 1967, RECORDED IN VOLUME 5837, PAGE 38 AND (PARCEL 251) BY DEED FROM HELEN ORRIN, EXECUTRIX OF THE ESTATE OF MORRIS ORRIN, LEONARD ORRIN, LEON TOBIAS, TRUSTEE, ROBERT TOBIAS, TRUSTEE, EXECUTED JULY 12, 1968, RECORDED IN VOLUME 6029, PAGE 523, ALL IN DEED RECORDS, BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar stamped "ELIZONDO" found (N: 13,703,876.60, E: 2,133,990.23), in the north right-of-way line of Burnet Street (R.O.W. 55.6'), the southeast corner of a 0.2830 of an acre parcel of land, said 0.2830 of one acre parcel being a portion of Lots 11, 12 and 13, Block 24, described in Volume 18235, Page 1020, Official Public Records, Bexar County, Texas, from which a Chiseled "X" in concrete found at the intersection of the north right-of-way line of said Burnet Street and the east right-of-way line of Live Oak Street (R.O.W. 33.4'), bears South 89°43'06" West, coincident with the common line of the north right-of-way line of said Burnet Street and the south line of said 0.2830 of one acre parcel, a distance 153.08 feet; the southwest corner hereof;

- (1) **THENCE**, North 00°02'00" West, departing the north right-of-way line of Burnet Street, coincident with the common line of I.H. 37, a distance of 21.64 feet (21.32 feet) to a 1/2" rebar stamped "ELIZONDO" found at the northeast corner of the 0.2830 of one acre parcel, at an angle corner;



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- (2) **THENCE**, North 52°23'04" West (North 52°14'45" West), continuing coincident with the common line of the right-of-way line of I.H. 37 and the northeast line of said 0.2830 of one acre parcel, a distance of 194.17 feet (193.29 feet) to a ****TXDOT TYPE III MONUMENT** set at the intersection of the southwest right-of-way line of I.H. 37 and said east right-of-way line of Live Oak Street (R.O.W. 33.4'), the north corner of the 0.2830 of one acre parcel at the westernmost southwest corner;
- (3) **THENCE**, North 00°17'57" West (North 00°02'00" West), departing said intersection and crossing said I.H. 37 right-of-way (A.K.A. Brooklyn Street), a distance of 86.32 feet (86.42 feet) to a ****TXDOT TYPE III MONUMENT** set at a corner in the east right-of-way line of Live Oak Street at the northwest corner hereof;
- (4) **THENCE**, North 89°46'00" East, a distance of 19.40 feet (19.02 feet) to a 1/2" rebar with a "CEC" plastic cap set on the common right-of-way line of I.H. 37 and Live Oak Street, on the southwest line of Lot 20, Block 24, Dipal Subdivision, recorded in Volume 9601, Page 105, Deed and Plat Records, Bexar County, Texas, at the northeast corner hereof;
- (5) **THENCE**, South 52°23'04" East (South 52°14'45" East), departing the east right-of-way line of Live Oak Street, coincident with the common right-of-way line of I.H. 37 and the remaining portion of Lot 9, Lot 12, Lot 13, Lot 14 and a portion of Lot 20 of said Dipal Subdivision, a distance of 369.90 feet (368.32 feet) to a Mag Nail with CEC washer set in the aforementioned north right-of-way line of Burnet Street, the southwest corner of said Lot 20 from which a 1/2" rebar found bears North 85°41'22" East, a distance of 3.65 feet, the southeast corner hereof;



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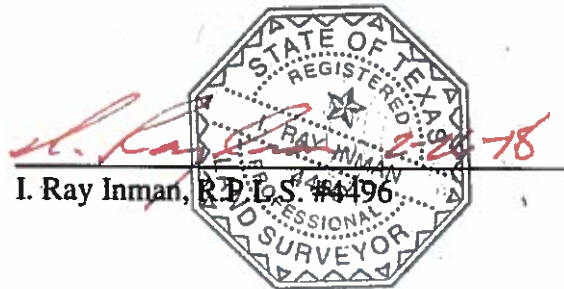
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(6) **THENCE**, South $89^{\circ}43'06''$ West (South $89^{\circ}46'00''$ West), crossing the right-of-way of said I.H. 37, a distance of 158.14 feet (157.35 feet) to the **POINT OF BEGINNING**, containing 0.5765 of an acre (25,111 Square Feet) of land.

I, I. Ray Inman, Registered Professional Land Surveyor, do hereby declare that this description and accompanying plat is true and correct to the best of my knowledge and belief and the property described herein was determined by survey made on the ground under my direction and supervision.



Note:

****the monument described and set in this call may be replaced with the TxDOT Type II right-of-way marker upon completion of the construction project, under the supervision of a Registered Professional Land Surveyor, either employed or retained by the TxDOT.**

All coordinates and bearings are based on the Texas State Plane Coordinate System, South Central Zone CORS 6.0.1 (EPOCH 2011). All distances and coordinates shown hereon are surface values in U.S. Survey feet and may be converted to grid by divided by a TxDOT conversion factor for Bexar County of 1.00017.

A parcel plat of even date was prepared in conjunction with this property description.

I.H. 37 Right of Way information was obtained from TxDot Right of Way Map Control Number 73-8-19 dated September 14, 1962.

X:\data\survey\Proj_2017\E0593600 Brooklyn StrEat Food Park\field notes\BROOKLYN STREET 0.576 AC DES.docx

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

11550 I.H. 10 WEST, SUITE 395 | SAN ANTONIO, TEXAS 78230-1037 | (210) 641-9999 | FAX: (210) 641-6440
TEXAS FIRM REGISTRATION NUMBERS: ENGINEERING F-2214 | SURVEY 10041000 | WWW.CECTEXAS.COM

