

PROPERTY DESCRIPTION OF A 0.047 OF AN ACRE TRACT
10' WIDE ALLEY ABANDONMENT (C)
SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING a 0.047 of an acre (2,031 square feet) tract of land situated in the San Antonio Town Tract, Abstract 20, Bexar County, Texas, and being out of the 10 foot wide alley, Block 57, New City Block 7160, of the Los Angeles Heights Subdivision, recorded in Volume 105, Page 284, Plat Records of Bexar County, Texas, the aforementioned 0.047 of an acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod with aluminum cap stamped "TxDOT" (having coordinates of N: 13,720,210.10, E: 2,122,845.18), lying in the existing Northwest right-of-way line of Olmos Drive (variable width right-of-way) (no record document found), in the North line of the aforementioned 10 foot wide alley, and the South line of Lot 5, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from WM. Dellerman to State of Texas, recorded in Volume 4149, Page 81, Deed Records Bexar County, Texas, dated May 5, 1958, for the Northeast corner of the herein described 0.047 of an acre tract;

- (1) **THENCE** SOUTH 56°31'56" WEST, 18.18 feet, along the existing Northwest right-of-way line of the aforementioned Olmos Drive, across the aforementioned 10 foot wide alley, to a set 5/8 inch iron rod with aluminum cap stamped "TxDOT", lying in the South line of said 10 foot alley and the North line of Lot 23, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Ned M. Wells, Trustee, to State of Texas, recorded in Volume 4141, Page 464, Deed Records Bexar County, Texas, dated April 11, 1958, for the Southeast corner of the herein described 0.047 of an acre tract;
- (2) **THENCE** SOUTH 89°53'20" WEST, 195.55 feet, along the South line of the aforementioned 10 foot wide alley, the North line of the aforementioned Lot 23, the North line of Lot 24, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in the aforementioned Volume 4141, Page 464, and the North line of Los 25 & 26, Block 57, of said Los Angeles Heights Subdivision, described in an instrument from Julia Giesick to State of Texas, recorded in Volume 4143, Page 89, Deed Records Bexar County, Texas, dated April 9, 1958, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the East line of Warner Avenue, of said Los Angeles Heights Subdivision, for the Southwest corner of said 10 foot alley, the Northwest corner of the aforementioned Lot 26, and the Southwest corner of the herein described 0.047 of an acre tract;

- (3) **THENCE** NORTH 00°06'40" WEST, 10.00 feet, along the West line of the aforementioned 10 foot wide alley and the East line of the aforementioned Warner Avenue, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Northwest corner of said 10 foot alley, the Southwest corner of Lot 1, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Federal Lumber Company, Inc. to State of Texas, recorded in Volume 4143, Page 343, Deed Records Bexar County, Texas, dated March 6, 1958, and the Northwest corner of the herein described 0.047 of an acre tract;

- (4) **THENCE** NORTH 89°53'20" EAST, 210.73 feet, along the North line of the aforementioned 10 foot wide alley, the South line of the aforementioned Lot 1, the South line of Lot 2, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in the aforementioned Volume 4143, Page 343, the South line of Lot 3, Block 57, of said Los Angeles Heights Subdivision, described in an instrument from F. A. Carrico and Alfred W. Carrico, also known as A. W. Carrico to the City of San Antonio, Bexar County, Texas, recorded in Volume 4017, Page 99, Deed Records Bexar County, Texas, dated May 8, 1957, and the South line of Lot 4, Block 57, of said Los Angeles Heights Subdivision, described in an instrument from Alfred W. Carrico, being also known as A.W. Carrico to the City of San Antonio, Bexar County, Texas, recorded in Volume 4017, Page 100, Deed Records Bexar County, Texas, dated May 8, 1957, passing at a distance of 99.98 feet a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Southeast corner of said Lot 2 and the Southwest corner of said Lot 3, passing at 199.96 feet a 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Southeast corner of said Lot 4 and the Southwest corner of the aforementioned Lot 5, continuing the total distance to the **POINT OF BEGINNING** and containing 0.047 of an acre (2,031 square feet) of land.

The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, South Central Zone (4204), NAD83(2011). All coordinates, distances and areas shown are surface and may be converted to grid by dividing by the TxDOT conversion factor of 1.00017.


The unit of measure is the U.S. Survey feet.

A plat of even survey date herein accompanies and is made a part of this description.

THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, R. Clay Swetman, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision.

Date 20th day of September, 2017 A.D.

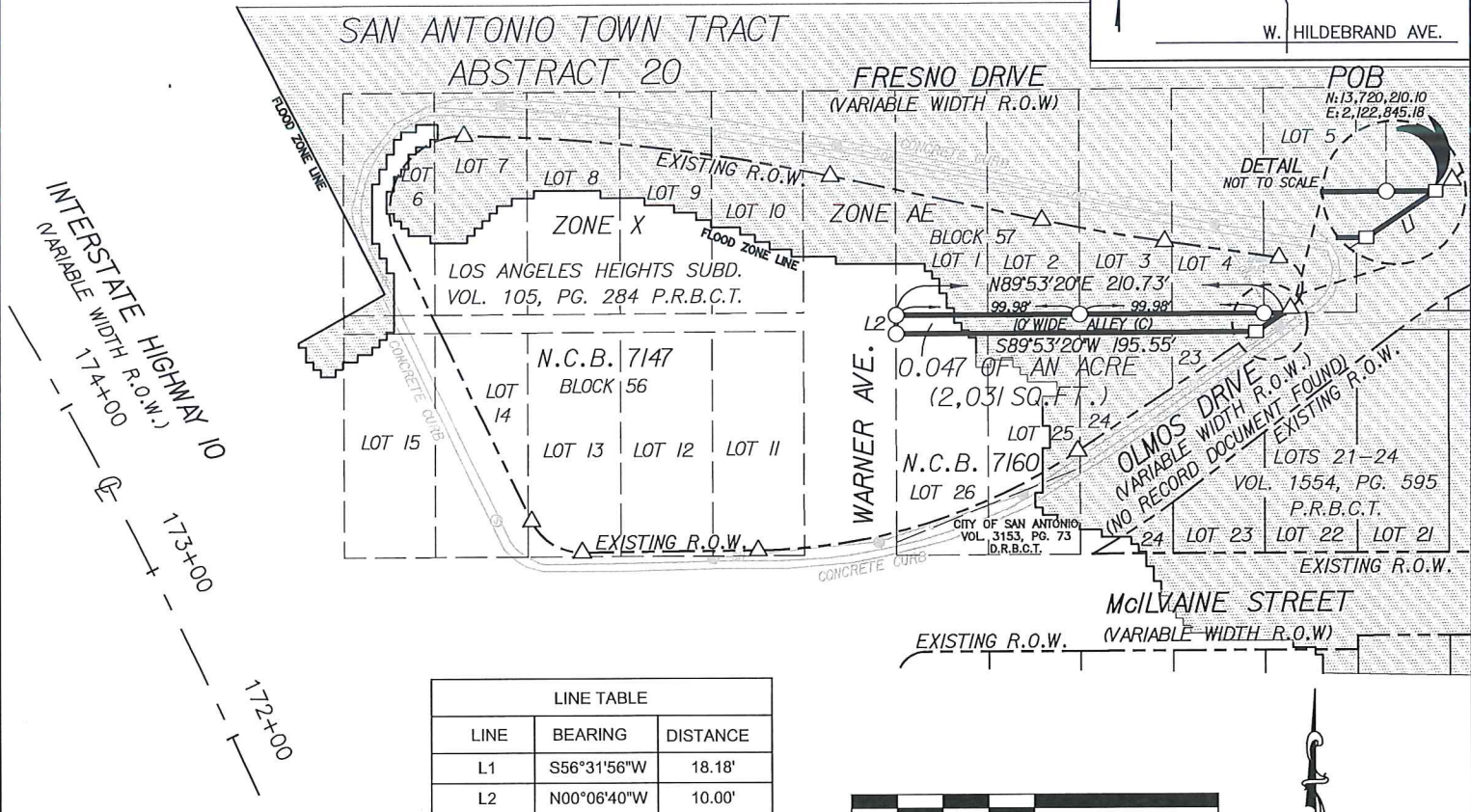
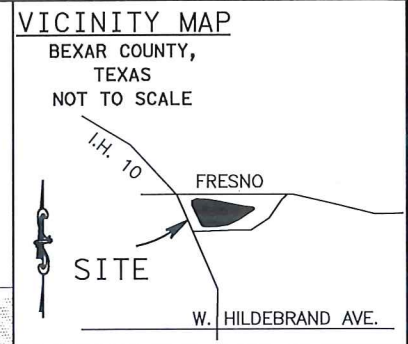


R. Clay Swetman
Registered Professional Land Surveyor
No. 5397 - State of Texas

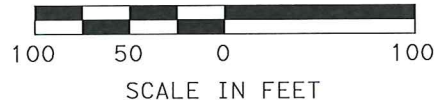


DEED INFORMATION				
BLOCK 56	LOT #	TXDOT PARCEL #	VOLUME	PAGE
	6	19	4195	15
	7	20	5065	353
	8	21	5053	680
	9	22	5065	357
	10	23	4161	426
	11		4025	3
	12		4021	544
	13		4045	595
	14		4011	199

DEED INFORMATION				
BLOCK 57	LOT #	TXDOT PARCEL #	VOLUME	PAGE
	1	32	4143	343
	2	33	4143	343
	3		4017	99
	4		4017	100
	5	34	4149	81
	23	27	4141	464
	24	26	4141	464
	25	25	4143	89
	26	24	4143	89



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S56°31'56"W	18.18'
L2	N00°06'40"W	10.00'



LEGEND

- △ FOUND TXDOT TYPE II MONUMENT (UNLESS OTHERWISE STATED) P.R.B.C.T.
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" R.P.R.B.C.T.
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" D.R.B.C.T.
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN) R.O.W.
- P.O.C. POINT OF COMMENCING (J) SIGNAL JUNCTION BOX
- P.O.B. POINT OF BEGINNING — W — WATER LINE
- ⊕ CENTERLINE — OH — OVERHEAD ELECTRIC LINE

A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT.

ONLY EASEMENTS SHOWN HEREON WERE REVIEWED BY CDS/MUERY SERVICES.

THE BEARING BASIS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL COORDINATES, DISTANCES AND AREAS SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY THE TXDOT CONVERSION FACTOR OF 1.00017.

THE UNIT OF MEASURE IS THE U.S. SURVEY FEET.

APPROXIMATELY 0.0080 OF AN ACRE (345 SQ. FT.) OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE X AND APPROXIMATELY 0.0387 OF AN ACRE (1,686 SQ. FT.) OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE AE, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 48029C0385G, BEARING AN EFFECTIVE DATE OF MAY 16, 2008. THIS STATEMENT DOES NOT REPRESENT OR IMPLY THAT A FLOOD PLAIN STUDY OR ANALYSIS WAS PERFORMED BY CDS MUERY.



I HEREBY CERTIFY THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature] 9/20/2017
R. CLAY SWETMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



0.047 OF AN ACRE TRACT
BEXAR COUNTY, TEXAS

0.047 OF AN ACRE (2,031 SQ. FT.)

DATE: SEPTEMBER 20, 2017

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