

AN ORDINANCE 2018-10-11-0812

**CLOSING, VACATING, AND ABANDONING 0.223 ACRE UNIMPROVED RIGHT-OF-WAYS CONSISTING OF A PORTION OF WARNER AVENUE BETWEEN NCB 7147 AND NCB 7160, A 0.046 ACRE UNIMPROVED PORTION OF ALLEY IN NCB 7147, AND A 0.047 ACRE UNIMPROVED PORTION OF ALLEY IN 7160 IN CITY COUNCIL DISTRICT 1 FOR A FEE OF \$63,836.64.**

\* \* \* \* \*

**WHEREAS**, during the 1950s, the City of San Antonio ("City") assisted the Texas Department of Transportation ("TXDOT") in acquiring properties for Interstate Highway 10 ("IH-10"); and

**WHEREAS**, there is an area of land totaling approximately 1.7 acres south of Fresno and east of IH-10 that has served as a traffic island ("Traffic Island") since the 1950's (**Exhibit A**); and

**WHEREAS**, TXDOT declared the property as surplus in 2016 and placed the property for sale where Briarwood Capital was the successful bidder; and

**WHEREAS**, Briarwood Capital took ownership of the properties in 2017 and rezoned the area as C-2 for commercial use; and

**WHEREAS**, there are two sections of an unimproved 10-foot wide alley and an unimproved portion of Warner Avenue right-of-way that were platted as part of the Los Angeles Heights Subdivision (**Exhibit B**, **Exhibit C**, and **Exhibit D**); and

**WHEREAS**, it was also subsequently discovered that the intended conveyances from the City to TXDOT for parts of the Traffic Island were not completed for Lots 11-14, Block 56 in New City Block 7147 (**Exhibit E**) and Lots 3-4, Block 57 in New City Block 7160 (**Exhibit F**) and they are currently owned in fee by the City of San Antonio; and

**WHEREAS**, Petitioner requests the City close, vacate and abandon its interest in the unimproved right-of-ways; and

**WHEREAS**, the fair market value of \$63,836.64 for the right-of-way closures for the above mentioned properties was determined by averaging surrounding land values as determined by the Bexar County Appraisal District, as provided under Municipal Code Chapter 37-2; and

**WHEREAS**, in compliance with Chapter 37 of the City code, notification signs need not be erected, and letters need not to be sent for undeveloped public right-of-ways; and

**WHEREAS**, the Planning Commission approved this request at its regular meeting on September 12, 2018; **NOW THEREFORE**:

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The following right-of-ways, currently held by the City of San Antonio are authorized to be closed, vacated, and abandoned for a fee of \$63,836.64:

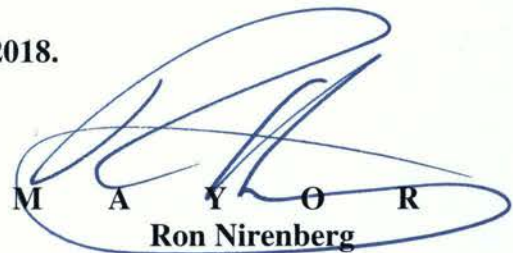
- a) 0.223 acre of unimproved portion of Warner Avenue between New City Block (NCB) 7147 and NCB 7160
- b) 0.046 acre unimproved portion of alley in NCB 7147
- c) 0.047 acre unimproved portion of alley in NCB 7160

**SECTION 2.** The City Manager or her designee(s), severally, are authorized and directed to execute and deliver all necessary documents and to do all other things conducive to effectuate the closure, abandonment, and vacation of the undeveloped public right-of-ways.

**SECTION 3.** A total of \$63,836.64 from the rights-of-way closures for 0.223 acre unimproved portion of Warner Avenue between NCB 7147 and NCB 7160, 0.046 acre unimproved portion of alley in NCB 7147, and 0.047 acre unimproved portion of alley in NCB 7160 will be deposited into Fund 11001000, Internal Order 223000000253 and General Ledger 4903101 in accordance with the FY 2019 Adopted Budget.

**SECTION 4.** This Ordinance becomes effective 10 days after passage, unless it receives the eight votes requisite to immediate effectiveness under San Antonio Municipal Code § 1-15, in which case it becomes effective immediately.

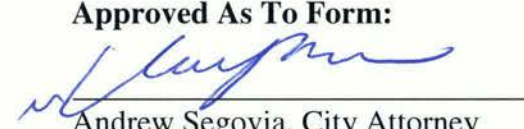
**PASSED AND APPROVED this 11<sup>TH</sup> day of October, 2018.**

  
M A Y O R  
Ron Nirenberg

**Attest:**

  
Leticia M. Vacek, City Clerk

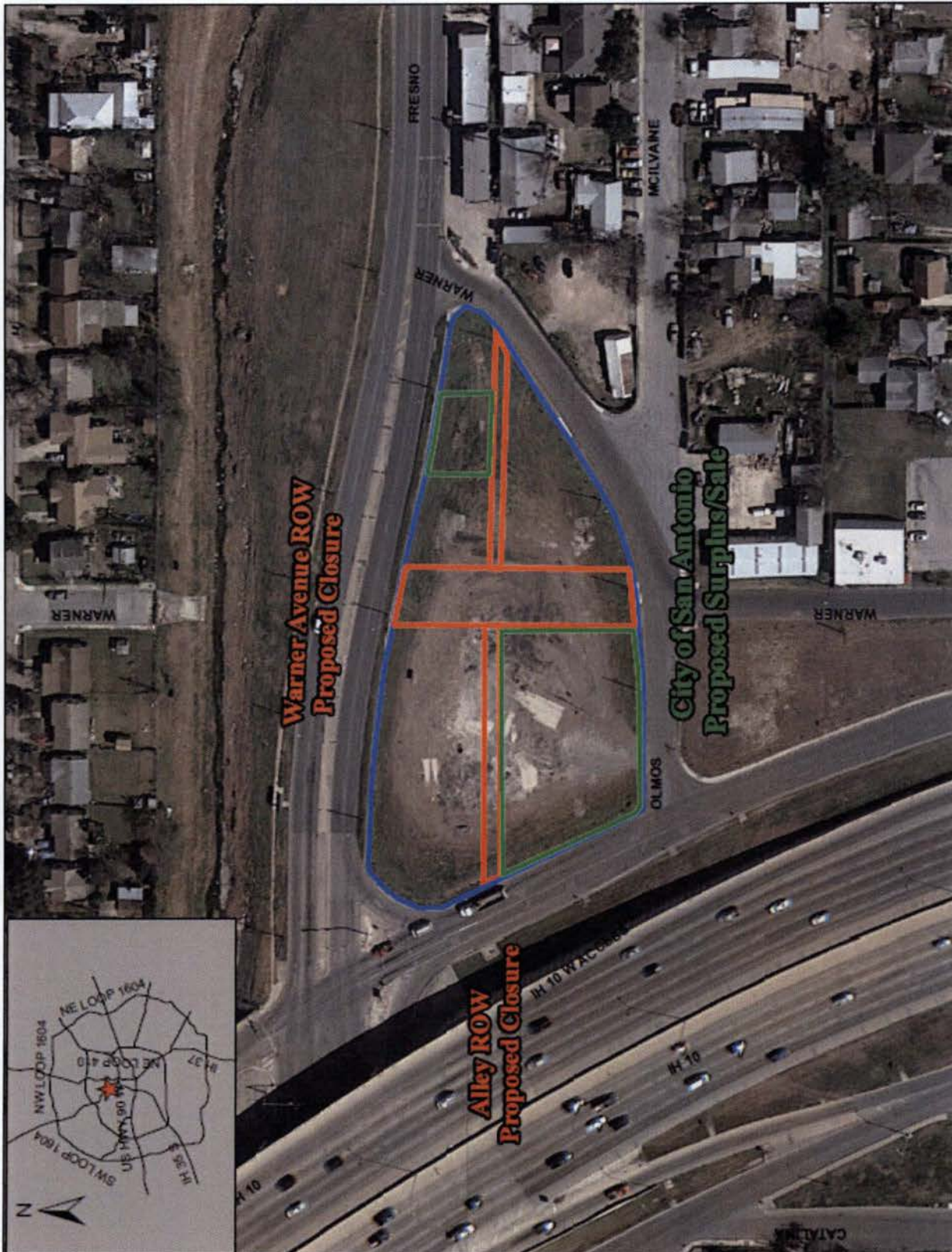
**Approved As To Form:**

  
Andrew Segovia, City Attorney



<b>Agenda Item:</b>	<b>13A ( in consent vote: 6, 7, 8, 9, 10, 11, 12A, 12B, 13A, 13B, 14, 16, 17, 18, 21 )</b>						
<b>Date:</b>	10/11/2018						
<b>Time:</b>	09:28:55 AM						
<b>Vote Type:</b>	Motion to Approve						
<b>Description:</b>	Ordinance approving the closure, vacation and abandonment of an 0.223 acre unimproved portion of Warner Avenue between NCB 7147 and NCB 7160, a 0.046 acre unimproved portion of alley in NCB 7147 and a 0.047 acre unimproved portion of alley in NCB 7160, in Council District 1, as requested by Briarwood Commerce LLC for a fee of \$63,836.64.						
<b>Result:</b>	Passed						
<b>Voter</b>	<b>Group</b>	<b>Not Present</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Motion</b>	<b>Second</b>
Ron Nirenberg	Mayor		x				
Roberto C. Treviño	District 1		x			x	
William Cruz Shaw	District 2		x				
Rebecca Viagran	District 3		x				
Rey Saldaña	District 4		x				x
Shirley Gonzales	District 5		x				
Greg Brockhouse	District 6		x				
Ana E. Sandoval	District 7		x				
Manny Pelaez	District 8		x				
John Courage	District 9		x				
Clayton H. Perry	District 10		x				

EXHIBIT A



VVS  
10/11/18  
Item No. 13A

# Exhibit B



PROPERTY DESCRIPTION OF A 0.046 OF AN ACRE TRACT  
10' WIDE ALLEY ABANDONMENT (B)  
SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING a 0.046 of an acre (1,995 square feet) tract of land situated in the San Antonio Town Tract, Abstract 20, Bexar County, Texas, and being out of a 10 foot wide alley, Block 56, New City Block 7147, of the Los Angeles Heights Subdivision, recorded in Volume 105, Page 284, Plat Records of Bexar County, Texas, the aforementioned 0.046 of an acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod with aluminum cap stamped "TxDOT", (having coordinates of N: 13,720,210.67, E: 2,122,382.70), lying in the existing East right-of-way line of Interstate Highway 10 (variable width right-of-way), in the North line of the aforementioned 10 foot wide alley, and in the South line of Lot 6, Block 56, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from William Dellerman to the State of Texas, recorded in Volume 4195, Page 15, Deed Records Bexar County, Texas, dated August 19, 1958, for the Northwest corner of the herein described 0.046 of an acre tract;

- (1) THENCE NORTH 89°53'20" EAST, 201.96 feet, along the North line of the aforementioned 10 foot wide alley, the south line of the aforementioned Lot 6, the South line of Lots 7, 8 and 9, Block 56, of the aforementioned Los Angeles Heights Subdivision, described in an instruments from William Dellerman, et al to the State of Texas, recorded in Volume 5065, Page 353, Volume 5053, Page 680, and Volume 5065, Page 357, Deed Records Bexar County, Texas, dated November 14, 1963, and the South line of Lot 10, Block 56, of said Los Angeles Heights Subdivision, described in an instrument from Pedro Ramirez and wife, Anna Alice Ramirez to the State of Texas, recorded in Volume 4161, Page 426, Deed Records Bexar County, Texas, dated April 24, 1958, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the West line of Warner Avenue, of said Los Angeles Heights Subdivision, for the Northeast corner of said 10 foot wide alley, the Southeast corner of said Lot 10, and the Northeast corner of the herein described 0.046 of an acre tract;
- (2) THENCE SOUTH 00°06'40" EAST, 10.00 feet, along the East line of the aforementioned 10 foot wide alley and the West 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 Southeast corner of said 10 foot wide alley and the Northeast corner of Lot 11, Block 56, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from John C. Myrick and wife, Mary D. Myrick to the City of San Antonio, Bexar County, Texas, recorded in Volume 4025, Page 3, Deed Records Bexar County, Texas, dated May 23, 1957, and the Southeast corner of the herein described 0.046 of an acre tract;

- (3) **THENCE** SOUTH 89°53'20" WEST, 197.14 feet, along the South line of the aforementioned 10 foot wide alley, the North line of the aforementioned Lot 11, the North line of Lot 12, Block 56, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Cecil R. Pyle and wife, Allie Pyle to the City of San Antonio, Bexar County, Texas, recorded in Volume 4021, Page 544, Deed Records Bexar County, Texas, dated May 22, 1957, the North line of Lot 13, Block 56, of said Los Angeles Heights Subdivision, described in an instrument from L. M. Duncan and wife, Nita R. Duncan to the City of San Antonio, Bexar County, Texas, recorded in Volume 4045, Page 595, Deed Records Bexar County, Texas, dated July 23, 1957, and the North line of Lot 14, Block 56, of said Los Angeles Heights Subdivision, described in an instrument from Nicanora Resendiz, a widow to the City of San Antonio, Bexar County, Texas, recorded in Volume 4011, Page 199, Deed Records Bexar County, Texas, dated April 23, 1957, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the existing East right-of-way line of the aforementioned Interstate Highway 10, for the Southwest corner of the herein described 0.046 of an acre tract;

- (4) THENCE NORTH 25°50'36" West, 11.10 feet, along the existing East right-of-way line of the aforementioned Interstate Highway 10, across the aforementioned 10 foot wide alley, to the POINT OF BEGINNING and containing 0.046 of an acre (1,995 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 20<sup>th</sup> day of September, 2017 A.D.

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



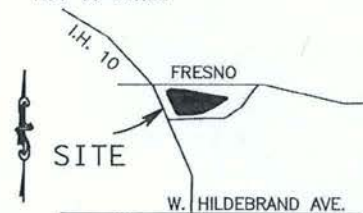


DEED INFORMATION				
BLOCK	LOT #	TXDOT PARCEL #	VOLUME	PAGE
BLOCK 56	6	19	4195	15 D.R.B.C.T.
	7	20	5065	353 D.R.B.C.T.
	8	21	5053	680 D.R.B.C.T.
	9	22	5065	357 D.R.B.C.T.
	10	23	4161	426 D.R.B.C.T.
	11		4025	3 D.R.B.C.T.
	12		4021	544 D.R.B.C.T.
	13		4045	595 D.R.B.C.T.
	14		4011	199 D.R.B.C.T.

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

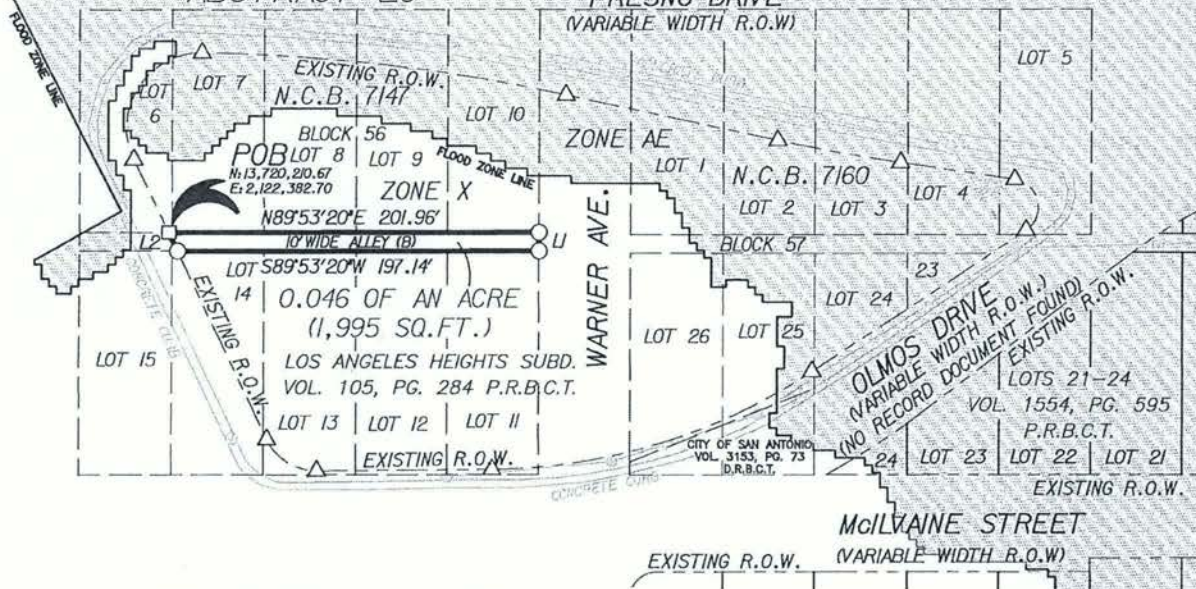
# VICINITY MAP

BEXAR COUNTY,  
TEXAS  
NOT TO SCALE

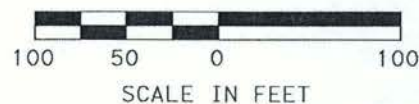


## SAN ANTONIO TOWN TRACT ABSTRACT 20

FRESNO DRIVE  
(VARIABLE WIDTH R.O.W.)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°06'40"E	10.00'
L2	N25°50'36"W	11.10'



## LEGEND

- △ FOUND TXDOT TYPE II MONUMENT (UNLESS OTHERWISE STATED) P.R.B.C.T. PLAT RECORDS BEXAR COUNTY, TEXAS
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" D.R.B.C.T. DEED RECORDS BEXAR COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN) R.O.W. RIGHT-OF-WAY
- 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.

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF 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.

R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



0.046 OF AN ACRE TRACT  
BEXAR COUNTY, TEXAS

0.046 OF AN ACRE (1,995 SQ. FT.)

DATE: SEPTEMBER 20, 2017 PAGE 4 OF 4

VVS  
10/11/18  
Item No. 13A

# Exhibit C



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 20<sup>th</sup> day of September, 2017 A.D.

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



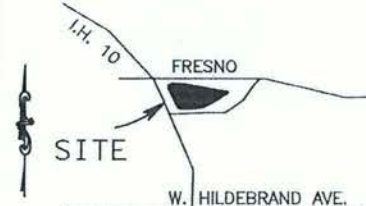


DEED INFORMATION				
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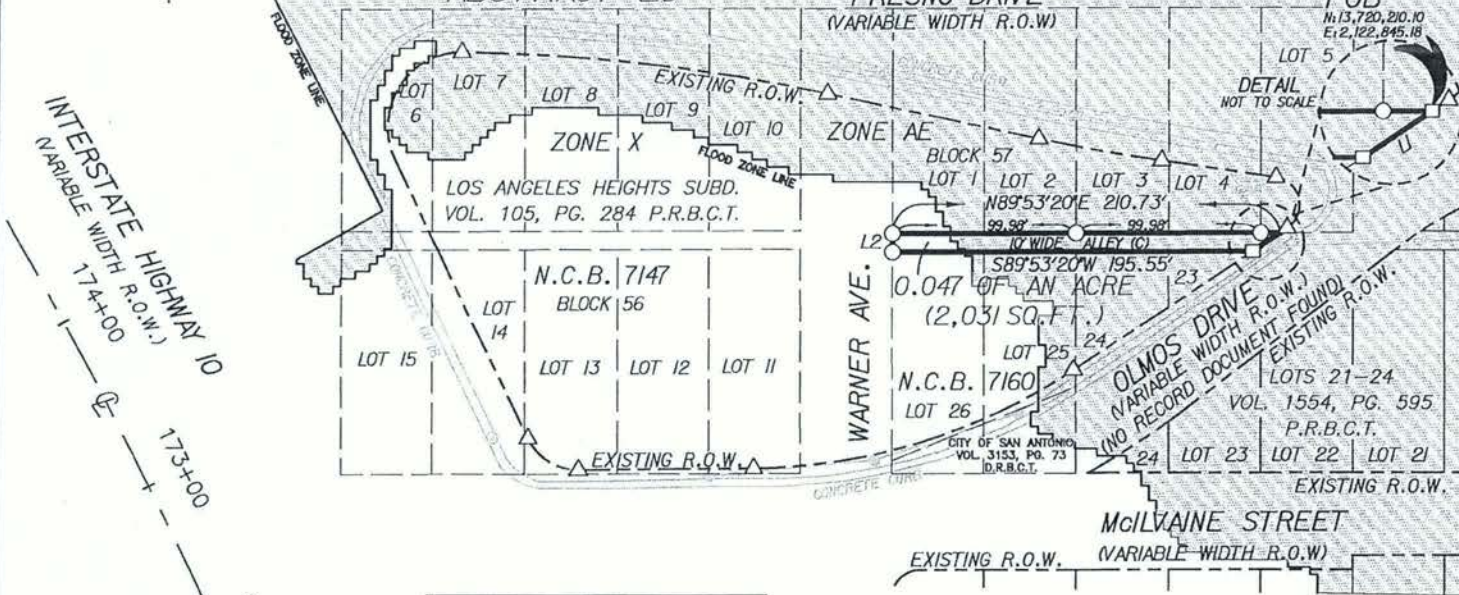
# VICINITY MAP

BEXAR COUNTY,  
TEXAS  
NOT TO SCALE



## SAN ANTONIO TOWN TRACT ABSTRACT 20

## FRESNO DRIVE (VARIABLE WIDTH R.O.W.)



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



SCALE IN FEET

## LEGEND

- △ FOUND TXDOT TYPE II MONUMENT (UNLESS OTHERWISE STATE) P.R.B.C.T. PLAT RECORDS BEXAR COUNTY, TEXAS
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" D.R.B.C.T. DEED RECORDS BEXAR COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN) R.O.W. RIGHT-OF-WAY
- 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.

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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.

R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

**CDSmuery**  
ENGINEERS • SURVEYORS

0.047 OF AN ACRE TRACT  
BEXAR COUNTY, TEXAS

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

DATE: SEPTEMBER 20, 2017

PAGE 4 OF 4



VVS  
10/11/18  
Item No. 13A

# Exhibit D

PROPERTY DESCRIPTION OF A 0.223 OF AN ACRE TRACT  
50.0' RIGHT-OF-WAY ABANDONMENT (A)  
SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING a 0.223 of an acre (9,706 square feet) tract of land situated in the San Antonio Town Tract, Abstract 20, Bexar County, Texas, and being out of Warner Avenue (50.0' right-of-way), of the Los Angeles Heights Subdivision, recorded in Volume 105, Page 284, Plat Records of Bexar County, Texas, the aforementioned 0.223 of an acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod with aluminum cap stamped "TxDOT", (having coordinates of N: 13,720,287.89, E: 2,122,584.50, lying in the existing South right-of-way line of Fresno Drive (variable width right-of-way), the West line of the aforementioned Warner Avenue, and the East line of Lot 10, Block 56, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Pedro Ramirez and wife, Anna Alice Ramirez to the State of Texas, recorded in Volume 4161, Page 427, Deed Records Bexar County, Texas, dated April 24, 1958, for the Northwest corner and a point of curvature of the herein described 0.223 of an acre tract;

- (1) **THENCE** SOUTHEASTERLY, an arc distance of 14.81 feet, with a curve to the right having a radius of 1,048.16 feet, a delta angle of 00°48'33", and a chord which bears South 78°29'45" East, 14.81 feet, along the existing South right-of-way line of the aforementioned Fresno Drive, across the aforementioned Warner Avenue, to a found Texas Department of Transportation "Type II" concrete monument, for a point of tangency of the herein described 0.223 of an acre tract;
- (2) **THENCE** SOUTH 78°05'29" EAST, 36.08 feet, continuing across the aforementioned Warner Avenue, to a found 5/8 inch iron rod with aluminum cap stamped "TxDOT", lying in the East line of said Warner Avenue and the West line of Lot 1, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Federal Lumber Company, Inc., a Texas corporation, to the State of Texas, recorded in Volume 4143, Page 343, Deed Records Bexar County, Texas, dated March 6, 1958, for the Southeast corner of said Lot 10 and the Northeast corner of the herein described 0.223 of an acre tract;

- (3) **THENCE** SOUTH  $00^{\circ}06'40''$  EAST, 184.80 feet, along the East line of the aforementioned Warner Avenue, the West line of the aforementioned Lot 1, and the West line of Lot 26, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Julia Giesick to the State of Texas, recorded in Volume 4143, Page 89, Deed Records Bexar County, Texas, dated April 9, 1958, passing at 67.79 feet, a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Southwest corner of said Lot 1 and the Northwest corner of a 10 foot wide alley (per the aforementioned Los Angeles Heights Subdivision), passing at 77.79 feet, a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Southwest corner of said 10 foot wide alley and the Northwest corner of said Lot 26, continuing the total distance to a 5/8 inch iron rod with aluminum cap stamped "TxDOT", lying in the existing North right-of-way line of Olmos Drive (variable width right-of-way), for a the Southeast corner of the herein described 0.223 of an acre tract;
- (4) **THENCE** SOUTHWESTERLY, an arc distance of 50.53 feet, with a curve to the right having a radius of 320.00 feet, a delta angle of  $09^{\circ}02'52''$ , and a chord which bears South  $80^{\circ}26'19''$  West, 50.48 feet, along existing North right-of-way line of the aforementioned Olmos Drive, across the aforementioned Warner Avenue, to set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the West line of said Warner Avenue and the East line of Lot 11, Block 56, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from John C. Myrick and wife, Mary D. Myrick to the City of San Antonio, Bexar County, Texas, recorded in Volume 4025, Page 3, Deed Records Bexar County, Texas, dated May 23, 1957, for the Southwest corner of the herein described 0.223 of an acre tract;



- (5) **THENCE** NORTH 00°06'40" WEST, 203.59 feet, along the West line of the aforementioned Warner Avenue, the East line of the aforementioned Lot 11, and the East line of the aforementioned Lot 10, passing at 116.76 feet, a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Northeast corner of said Lot 11 and the Southeast corner of a 10 foot wide alley (per the aforementioned Los Angeles Heights Subdivision), passing at 126.76 feet, a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX" for the Northeast corner of said 10 foot wide alley and the Southeast corner of said Lot 10, continuing the total distance to the **POINT OF BEGINNING** and containing 0.223 of an acre (9,706 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 20<sup>th</sup> day of September, 2017 A.D.

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



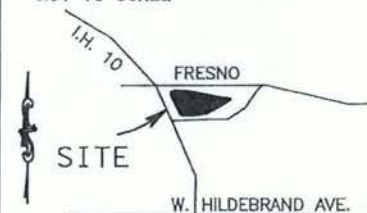


DEED INFORMATION				
BLOCK 56	LOT #	TXDOT PARCEL #	VOLUME	PAGE
	6	19	4195	15 D.R.B.C.T.
	7	20	5065	353 D.R.B.C.T.
	8	21	5053	680 D.R.B.C.T.
	9	22	5065	357 D.R.B.C.T.
	10	23	4161	426 D.R.B.C.T.
	11		4025	3 D.R.B.C.T.
	12		4021	544 D.R.B.C.T.
	13		4045	595 D.R.B.C.T.
	14		4011	199 D.R.B.C.T.

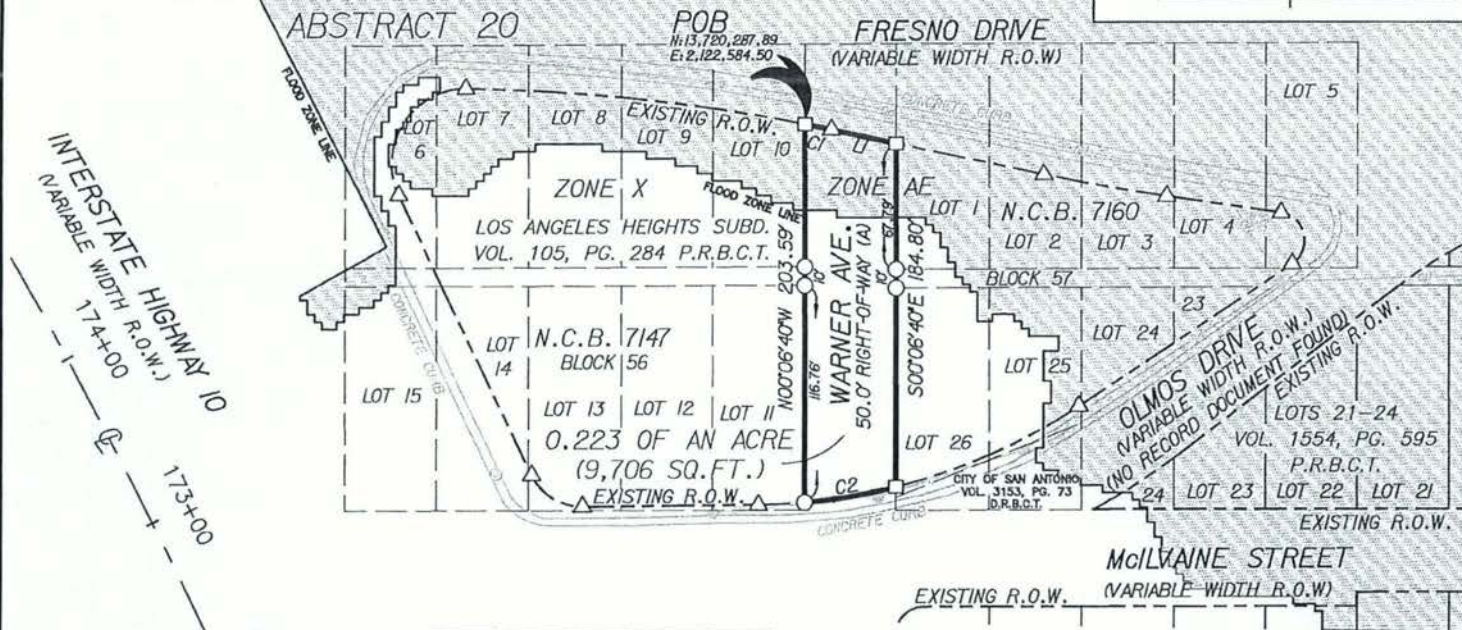
DEED INFORMATION				
BLOCK 57	LOT #	TXDOT PARCEL #	VOLUME	PAGE
	1	32	4143	343 D.R.B.C.T.
	2	33	4143	343 D.R.B.C.T.
	3		4017	99 D.R.B.C.T.
	4		4017	100 D.R.B.C.T.
	5	34	4149	81 D.R.B.C.T.
	23	27	4141	464 D.R.B.C.T.
	24	26	4141	464 D.R.B.C.T.
	25	25	4143	89 D.R.B.C.T.
	26	24	4143	89 D.R.B.C.T.

# VICINITY MAP

BEXAR COUNTY,  
TEXAS  
NOT TO SCALE



## SAN ANTONIO TOWN TRACT ABSTRACT 20

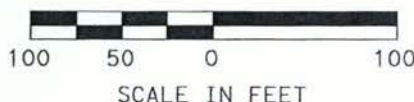


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S78°05'29"E	36.08'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	00°48'33"	1048.16'	14.81'	S78°29'45"E	14.81'
C2	09°02'52"	320.00'	50.53'	S80°26'19"W	50.48'

## LEGEND

- △ FOUND TXDOT TYPE II MONUMENT (UNLESS OTHERWISE STATE) P.R.B.C.T. PLAT RECORDS BEXAR COUNTY, TEXAS
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" D.R.B.C.T. DEED RECORDS BEXAR COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN) R.O.W. RIGHT-OF-WAY
- 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 0.173 OF AN ACRE (7,523 SQ. FT.) OF THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE X AND APPROXIMATELY 0.050 OF AN ACRE (2,183 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.

*R. Clay Swetman*  
9/20/2017  
R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397

0.223 OF AN ACRE TRACT  
BEXAR COUNTY, TEXAS

0.223 OF AN ACRE (9,706 SQ. FT.)

DATE: SEPTEMBER 20, 2017

PAGE 4 OF 4

VVS  
10/11/18  
Item No. 13A

# Exhibit E



PROPERTY DESCRIPTION OF A 0.456 OF AN ACRE TRACT (D)  
SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING a 0.456 of an acre (19,870 square feet) tract of land situated in the San Antonio Town Tract, Abstract 20, Bexar County, Texas, and being out of the following Lots and Blocks of the Los Angeles Heights Subdivision, recorded in Volume 105, Page 284, Plat Records of Bexar County, Texas:

Lot 11, Block 56, New City Block 7147, described in an instrument from John C. Myrick and wife, Mary D. Myrick to the City of San Antonio, Bexar County, Texas, recorded in Volume 4025, Page 3, Deed Records Bexar County, Texas, dated May 23, 1957,

Lot 12, Block 56, New City Block 7147, described in an instrument from Cecil R. Pyle and wife, Allie Pyle to the City of San Antonio, Bexar County, Texas, recorded in Volume 4021, Page 544, Deed Records Bexar County, Texas, dated May 22, 1957,

Lot 13, Block 56, New City Block 7147, described in an instrument from L. M. Duncan and wife, Nita R. Duncan to the City of San Antonio, Bexar County, Texas, recorded in Volume 4045, Page 595, Deed Records Bexar County, Texas, dated July 23, 1957,

Lot 14, Block 56, New City Block 7147, described in an instrument from Nicanora Resendiz, a widow to the City of San Antonio, Bexar County, Texas, recorded in Volume 4011, Page 199, Deed Records Bexar County, Texas, dated April 23, 1957,

the aforementioned 0.456 of an acre tract of land, being more particularly described by metes and bounds as follows:

**BEGINNING** at a found Texas Department of Transportation "Type II" concrete monument (having coordinates of N: 13,720,082.24, E: 2,122,463.96), lying in the existing North right-of-way line of McIlvaine Street (variable width right-of-way), for a point of curvature of the herein described 0.456 of an acre tract;

- (1) **THENCE** NORTHWESTERLY, an arc distance of 33.85 feet, with a curve to the right having a radius of 30.00 feet, a delta angle of 64°39'20", and a chord which bears North 58°10'16" West, 32.09 feet, along the existing North right-of-way line of the aforementioned McIlvaine Street, across the aforementioned Lot 13, to a found Texas Department of Transportation "Type II" concrete monument, lying in the existing East right-of-way line of Interstate Highway 10 (variable width right-of-way), for a point of tangency of the herein described 0.456 of an acre tract;

- (2) **THENCE** NORTH 25°50'36" WEST, 112.80 feet, along the existing East right-of-way line of the aforementioned Interstate Highway 10, across the aforementioned Lot 13 and Lot 14, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the North line of said Lot 14 and the South line of a 10 foot wide alley, Block 56, of the aforementioned Los Angeles Heights Subdivision, for the Northwest corner of the herein described 0.456 of an acre tract;
- (3) **THENCE** NORTH 89°53'20" EAST, 197.14 feet, along the North line of the aforementioned Lots 14, 13, 12, and 11 and the South line of the aforementioned 10 foot alley, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the West line of Warner Avenue, of the aforementioned Los Angeles Heights Subdivision, for the Northeast corner of said Lot 11, the Southeast corner of said 10 foot wide alley, and the Northeast corner of the herein described 0.456 of an acre tract;
- (4) **THENCE** SOUTH 00°06'40" EAST, 116.76 feet, along the East line of the aforementioned Lot 11 and the West line of the aforementioned Warner Avenue, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the existing North right-of-way line of the aforementioned McIlvaine Street, for the Southeast corner and a point of curvature of the herein described 0.456 of an acre tract;
- (5) **THENCE** SOUTHWESTERLY, an arc distance of 25.35 feet, with a curve to the right having a radius of 320.00 feet, a delta angle of 04°32'19", and a chord which bears South 87°13'54" West, 25.34 feet, across the aforementioned Lot 11, to a found Texas Department of Transportation "Type II" concrete monument, for a point of tangency of the herein described 0.456 of an acre tract;

- (6) **THENCE** SOUTH 89°30'04" WEST, 95.63 feet, along the existing North right-of-way line of the aforementioned McIlvaine Street and across the aforementioned Lots 11, 12, 13, and 14, to the **POINT OF BEGINNING** and containing 0.456 of an acre (19,870 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



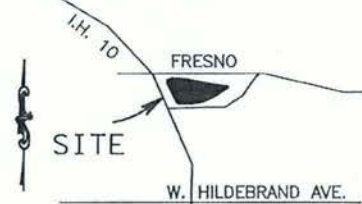


DEED INFORMATION				
BLOCK	LOT #	TXDOT PARCEL #	VOLUME	PAGE
BLOCK 56	6	19	4195	15 D.R.B.C.T.
	7	20	5065	353 D.R.B.C.T.
	8	21	5053	680 D.R.B.C.T.
	9	22	5065	357 D.R.B.C.T.
	10	23	4161	426 D.R.B.C.T.
	11		4025	3 D.R.B.C.T.
	12		4021	544 D.R.B.C.T.
	13		4045	595 D.R.B.C.T.
	14		4011	199 D.R.B.C.T.

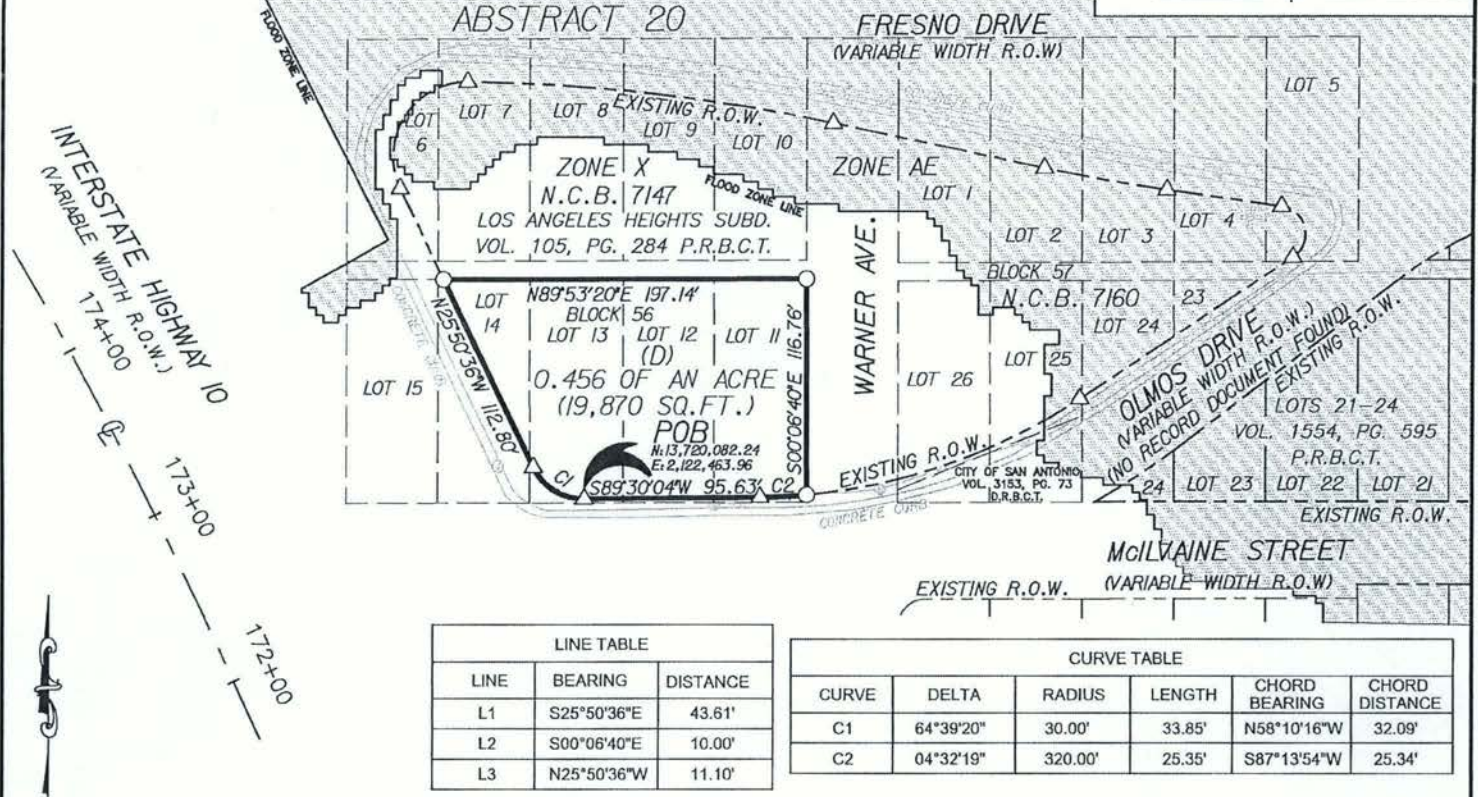
DEED INFORMATION				
BLOCK	LOT #	TXDOT PARCEL #	VOLUME	PAGE
BLOCK 57	1	32	4143	343 D.R.B.C.T.
	2	33	4143	343 D.R.B.C.T.
	3		4017	99 D.R.B.C.T.
	4		4017	100 D.R.B.C.T.
	5	34	4149	81 D.R.B.C.T.
	23	27	4141	464 D.R.B.C.T.
	24	26	4141	464 D.R.B.C.T.
	25	25	4143	89 D.R.B.C.T.
	26	24	4143	89 D.R.B.C.T.

# VICINITY MAP

BEXAR COUNTY,  
TEXAS  
NOT TO SCALE



## SAN ANTONIO TOWN TRACT ABSTRACT 20



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S25°50'36"E	43.61'
L2	S00°06'40"E	10.00'
L3	N25°50'36"W	11.10'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	64°39'20"	30.00'	33.85'	N58°10'16"W
C2	04°32'19"	320.00'	25.35'	S87°13'54"W

## LEGEND

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

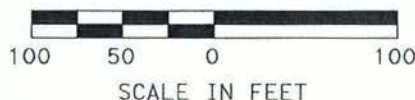
A DESCRIPTION OF EVEN SURVEY DATE HEREIN ACCOMPANIES THIS PLAT.

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.

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF 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.

R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



0.456 OF AN ACRE TRACT  
BEXAR COUNTY, TEXAS

0.456 OF AN ACRE (19,870 SQ. FT.)

DATE: SEPTEMBER 20, 2017

PAGE 4 OF 4

VVS  
10/11/18  
Item No. 13A

# Exhibit F



PROPERTY DESCRIPTION OF A 0.088 OF AN ACRE TRACT (E)  
SAN ANTONIO, BEXAR COUNTY, TEXAS

BEING a 0.088 of an acre (3,850 square feet) tract of land situated in the San Antonio Town Tract, Abstract 20, Bexar County, Texas, and being out of the following Lots and Blocks of the Los Angeles Heights Subdivision, recorded in Volume 105, Page 284, Plat Records of Bexar County, Texas:

Lot 3, Block 57, New City Block 7160, 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,

Lot 4, Block 57, New City Block 7160, 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,

the aforementioned 0.088 of an acre tract of land, being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod with aluminum cap stamped "TxDOT", (having coordinates of N: 13,720,256.60, E: 2,122,734.34, lying in the existing South right-of-way line of Fresno Drive (variable width right-of-way), the West line of the aforementioned Lot 3, and the East line of Lot 2, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from Federal Lumber Company, Inc., a Texas corporation, to the State of Texas, recorded in Volume 4143, Page 343, Deed Records Bexar County, Texas, dated March 6, 1958, for the Northwest corner and a point of curvature of the herein described 0.088 of an acre tract;

- (1) THENCE SOUTHEASTERLY, an arc distance of 46.64 feet, with a curve to the left having a radius of 1,049.31 feet, a delta angle of 02°32'49", and a chord which bears South 80°30'08" East, 46.64 feet, along the existing South right-of-way line of the aforementioned Fresno Drive, across the aforementioned Lots 3 and 4, to a found Texas Department of Transportation "Type II" concrete monument, for a point of tangency of the herein described 0.088 of an acre tract;

- (2) **THENCE** SOUTH 81°46'33" EAST, 54.57 feet, continuing along the existing South right-of-way line of the aforementioned Fresno Drive, across the aforementioned Lot 3 and Lot 4, to a found 5/8 inch iron rod with aluminum cap stamped "TxDOT", lying in the East line of said Lot 4 and the West line of Lot 5, Block 57, of the aforementioned Los Angeles Heights Subdivision, described in an instrument from WM. Dellerman to the 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 0.088 of an acre tract;
- (3) **THENCE** SOUTH 00°06'40" EAST, 31.02 feet, along the East line of the aforementioned Lot 4 and the West line of the aforementioned Lot 5, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", lying in the North line of a 10 foot wide alley (per the aforementioned Los Angeles Heights Subdivision), for the Southeast corner of said Lot 4, the Southwest corner of Lot 5, and the Southeast corner of the herein described 0.088 of an acre tract;
- (4) **THENCE** SOUTH 89°53'20" WEST, 99.98 feet, along the South line of the aforementioned Lot 4, the South line of the aforementioned Lot 3, and the North line of the aforementioned 10 foot wide alley, to a set 5/8 inch iron rod with plastic cap stamped "CDS/MUERY S.A. TX", for the Southwest corner of said Lot 3, the Southeast corner of the aforementioned Lot 2, and the Southwest corner of the herein described 0.088 of an acre tract;



- (5) **THENCE** NORTH 00°06'40" WEST, 46.71 feet, along the West line of the aforementioned Lot 3 and the East line of the aforementioned Lot 2, to the **POINT OF BEGINNING** and containing 0.088 of an acre (3,850 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 20<sup>th</sup> day of September, 2017 A.D.

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

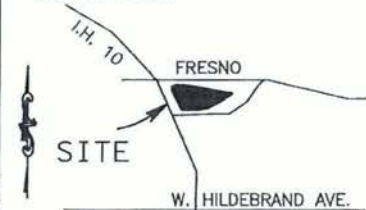


DEED INFORMATION				
	LOT #	TXDOT PARCEL #	VOLUME	PAGE
BLOCK 56	6	19	4195	15
	7	20	5065	353
	8	21	5053	680
	9	22	5065	357
	10	23	4161	426
	11		4025	3
	12		4021	544
	13		4045	595
	14		4011	199

DEED INFORMATION				
	LOT #	TXDOT PARCEL #	VOLUME	PAGE
BLOCK 57	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

# VICINITY MAP

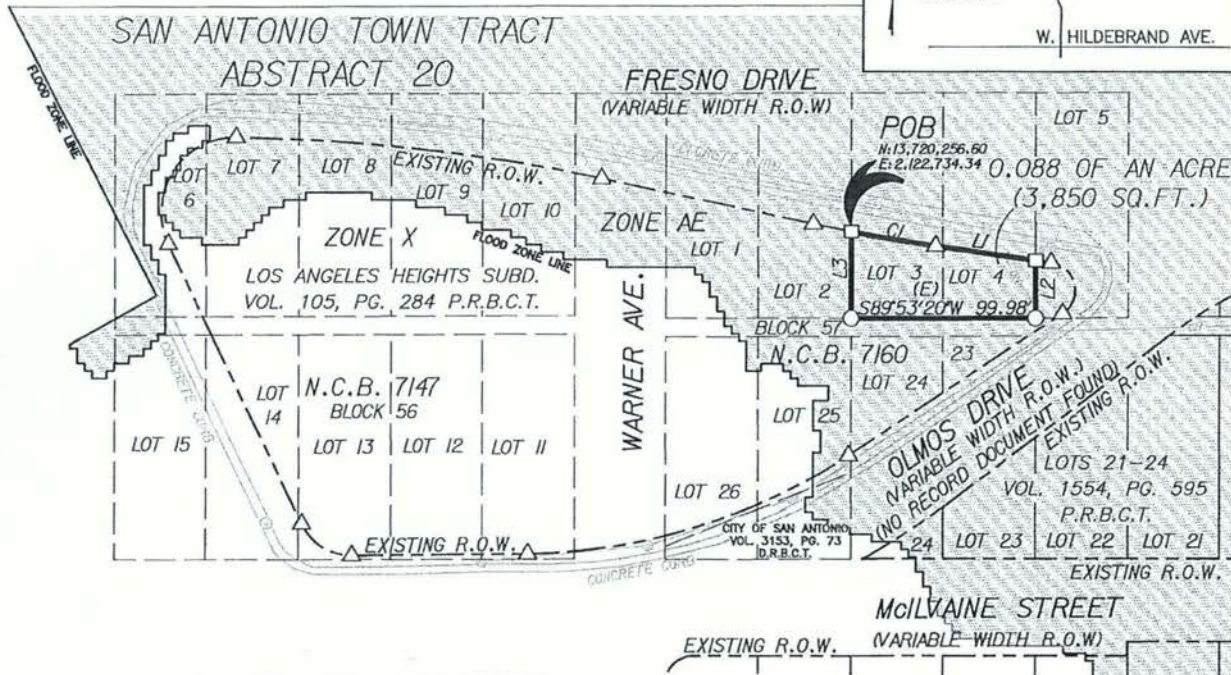
BEXAR COUNTY,  
TEXAS  
NOT TO SCALE



## SAN ANTONIO TOWN TRACT ABSTRACT 20

FRESNO DRIVE  
(VARIABLE WIDTH R.O.W.)

POB  
N: 13,720,256.60  
E: 2,122,734.34  
0.088 OF AN ACRE  
(3,850 SQ. FT.)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S81°46'33"E	54.57'
L2	S00°06'40"E	31.02'
L3	N00°06'40"W	46.71'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	02°32'49"	1049.31'	46.64'	S80°30'08"E

## LEGEND

- △ FOUND TXDOT TYPE II MONUMENT P.R.B.C.T. PLAT RECORDS BEXAR COUNTY, TEXAS
- SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY S.A. TX" R.P.R.B.C.T. REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS
- FOUND 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "TXDOT" D.R.B.C.T. DEED RECORDS BEXAR COUNTY, TEXAS
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE SHOWN) R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCING
- P.O.B. POINT OF BEGINNING
- ⊙ SIGNAL JUNCTION BOX
- W— WATER LINE
- OH— OVERHEAD ELECTRIC LINE
- ⊕ CENTERLINE

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.

THE PROPERTY DESCRIBED ON THIS SURVEY APPEARS TO LIE WITHIN THE SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE AE OF 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.

R. CLAY SWETMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5397



0.088 OF AN ACRE TRACT  
BEXAR COUNTY, TEXAS

0.088 OF AN ACRE (3,850 SQ. FT.)

DATE: SEPTEMBER 20, 2017

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