



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
SAN ANTONIO • LAREDO

September 17, 2018
Job No.: E0593600
Brooklyn Food Park
Brooklyn Ave Acquisition

DESCRIPTION OF 0.049 ACRE TRACT

Being 0.049 Acres (2153 Sq. Ft.), and being a portion of Brooklyn Avenue Right-of-Way, in New City Block 534, City of San Antonio, Bexar County, Texas, said 0.049 acre tract being out of a 0.3047 acre tract conveyed to the State of Texas, recorded in Volume 5923, Page 94, Deed Records of Bexar County, Texas and a 0.1276 acre tract also conveyed to the State of Texas, recorded in Volume 5305, Page 776, Deed Records of Bexar County, Texas and being more particularly described as follows:

COMMENCING at ½" rebar stamped "Elizondo" found in the north right-of-way line of Burnet Street (55.6' R.O.W.), the Southeast corner of a 0.2830 acre tract, said 0.2830 acre tract being a portion of Lots 11, 12, and 13, Block 24, described in Volume 18235, Page 1020, Official Public Records, Bexar County, Texas and said point being the southwestern most angle point of the herein described tract and the **POINT OF BEGINNING**;

Thence, North 00° 02' 05" West, a distance of 21.64 feet, departing the north right-of-way line of Burnet Street and with the common line of Brooklyn Avenue to a ½" rebar found stamped "Elizondo" at the northeast corner of said 0.2830 acre tract for an interior angle point of the herein described tract;

Thence, North 52° 23' 04" West, a distance of 156.99 feet with the south line of Brooklyn Ave. and the northeast line of said 0.2830 acre tract, to a point being the northwestern most corner of the herein described tract;

Thence, North 65° 37' 49" East, a distance of 8.72 feet to a ½" iron rod set for the most northeast corner of the herein described tract;

Thence, South 52° 23' 04" West, a distance of 243.28 feet, said line being 7.70 feet from and parallel to the south right-of-way of Brooklyn Ave. to a ½" iron rod set in the centerline of Burnet Street (55.60' R.O.W.) for the southwestern most corner of the herein described tract;

Thence, South 89° 43' 06" West, a distance of 12.54 feet, in a westerly direction with the centerline of Burnet Street to a ½" iron rod set for the southwestern most corner of the herein described tract,

LAREDO • SAN ANTONIO • BRYAN/COLLEGE STATION

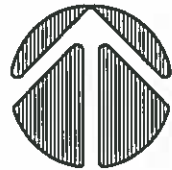
Thence, North 52° 23' 04" West, a distance of 45.26 feet, to a ½" iron rod set in the north line of Burnet Street for an interior angle point of the herein described tract,

Thence, South 89° 43' 06" West, a distance of 27.90 feet, in a westerly direction with the north line of Burnet Street, to the POINT OF BEGINNING and containing 0.049 (2153 square feet) acres of land, more or less.

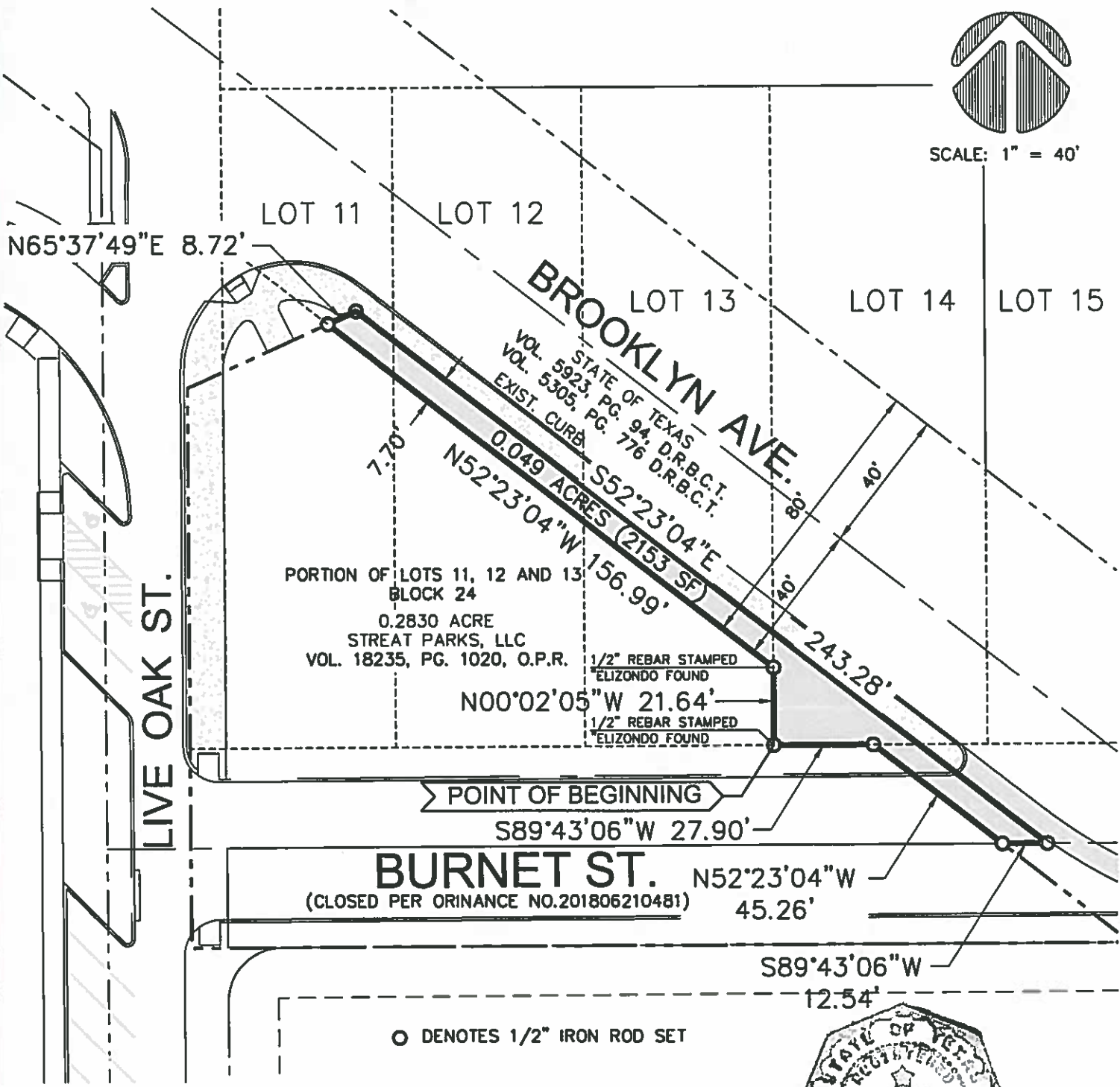
This description was prepared from a survey made on the ground under my direct supervision by employees of Civil Engineering Consultants. There is a plat of a survey with like job number. Bearings are based on the Texas State Plane, South Central Zone Coordinate System. Surveyed the 18th day of October, 2017.


Alan D. Lindskog, RPLS # 2845

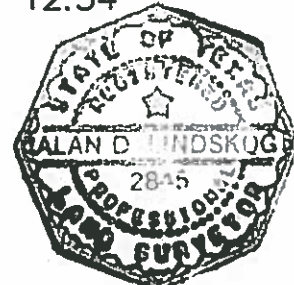




SCALE: 1" = 40'



○ DENOTES 1/2" IRON ROD SET



PLAT SHOWING: 2153 SQ. FT (0.049 ACRES)
OUT OF BROOKLYN STREET, CITY OF SAN ANTONIO AS
SHOWN ON THE CITY ENGINEERS MAP OF THE CITY OF
SAN ANTONIO, BEXAR COUNTY, TEXAS.

PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT TEXAS SOCIETY OF PROFESSIONAL
SURVEYORS STANDARDS AND SPECIFICATIONS FOR
A CATEGORY 1B, CONDITION 2 SURVEY.
SURVEYED THIS THE 3RD DAY OF OCTOBER, 2017.

Alan D. Lindskog

ALAN D. LINDSKOG
REGISTERED PROFESSIONAL LAND SURVEYOR
2845
TEXAS REGISTRATION NO.



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JOB NO. E0593600