



RICKMAN LAND SURVEYING

0.312 ACRE TRACT

FIELD NOTES OF A 0.312 ACRE (13,597 SQUARE FEET MORE OR LESS) TRACT OF LAND, BEING ALL OF ROGERS AVENUE, SOUTH OF QUITMAN STREET AND NORTH OF E. CARSON STREET, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
NOTE: (BASIS OF BEARING IS TEXAS CENTRAL ZONE, NAD83.)

BEGINNING: At a ½" iron rod found for the south corner of the northeast cut back between Rogers Avenue and E. Carson Street, for the southwest corner of Lot 30, N.C.B. 1257, N.B.F.S.H. Subdivision recorded in Volume 6900, Page 136, Deed and Plat Records, Bexar County, Texas, the southeast corner of This Tract and the POINT OF BEGINNING;

THENCE: S 89°36'24" W, departing the west line of Lot 30, across Rogers Avenue, with the north right of way line of E. Carson Street and the south line of This Tract, a distance of 72.81 feet to a ½" iron rod with cap stamped "RICKMAN RPLS 5826" set in the west right of way line of Rogers Avenue and the east line of Lot 62, N.C.B. 1259, from which the southeast corner of Lot 62 bears S 00°16'36" E, a distance of 2.9 feet;

THENCE: With the west right of way line of Rogers Avenue and This Tract, the following calls and distances:

N 00°16'36" W, at a distance of 59.71 feet passing the northeast corner of Lot 62 and the southeast corner of Lot 61, N.C.B. 1259, at a distance of 122.31 feet passing the northeast corner of Lot 61 and the southeast corner of the Remainder of Lot 60, N.C.B. 1259, continuing for a total distance of 172.91 feet to a ½" iron rod found for the northeast corner of the Remainder of Lot 60, an angle point in the west right of way line of Rogers Avenue and This Tract;

S 89°36'24" W, with the north line of the Remainder of Lot 60, a distance of 2.22 feet to a ½" iron rod found for the southeast corner of Lot 63, N.C.B. 1259 according to National Bank of Fort Sam Houston Subdivision No. 2 recorded in Volume 8700, Page 60, Deed and Plat Records, Bexar County, Texas;

N 00°16'36" W, with the east line of Lot 63, a distance of 58.49 feet to a ½" iron rod with cap stamped "RICKMAN RPLS 5826" set for the northwest corner of This Tract, from which a ½" iron rod found at the south corner of the southwest cut back between Quitman Street and Rogers Avenue, bears N 00°16'36" W, a distance of 10.1 feet;

THENCE: N 89°36'24" E, departing the east line of Lot 63, across Rogers Avenue, with the south line of Quitman Street and the north line of This Tract, a distance of 74.97 feet to a ½" iron rod found for the north corner of the southeast cut back between Quitman Street and Rogers Avenue, the northerly northwest corner of Lot 30 and the northeast corner of This Tract;

THENCE: Departing the south right of way line of Quitman Street, with the west line of Lot 30, the east right of way line of Rogers Avenue and This tract, the following calls and distances:

Southwesterly with the arc of a curve to the left having a radius of 15.00 feet, a delta angle of 89°52'41" and an arc length of 23.53 feet, and a chord that bears S 44°39'45" W, a distance of 21.19 feet to a ½" iron rod found for a point of tangency;

S 00°16'36" E, a distance of 201.40 feet to a ½" iron rod found for the north corner of the northeast cut back between Rogers Avenue and E. Carson Street;

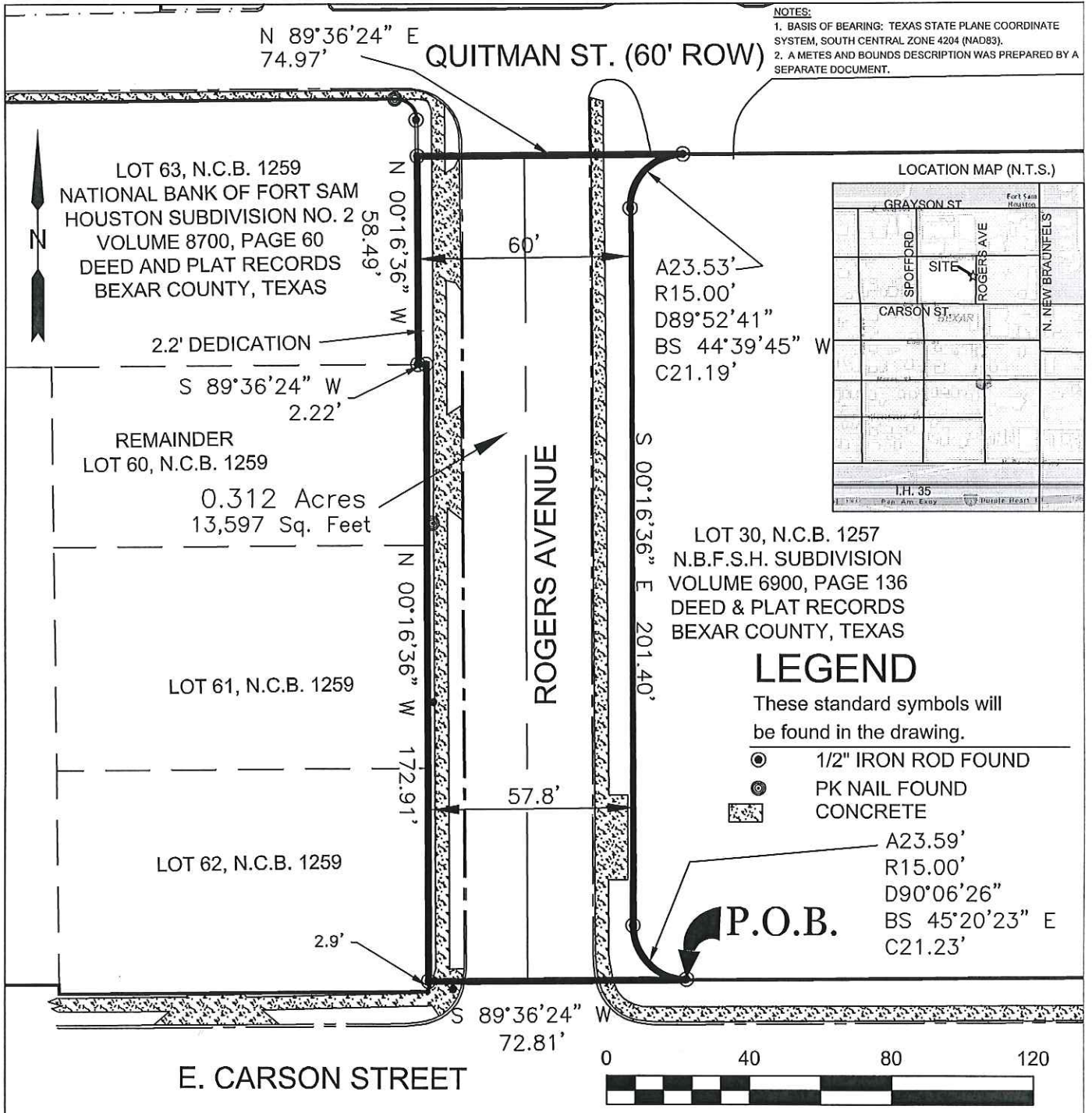
Southeasterly with the arc of a curve to the left having a radius of 15.00 feet, a delta angle of 90°06'26", an arc length of 23.59 feet, and a chord that bears S 45°20'23" E, a distance of 21.23 feet to the POINT OF BEGINNING and containing 0.312 of an acre of land in the City of San Antonio, Bexar County, Texas, according to a survey on the ground on June 2, 2016 by Rickman Land Surveying.



J. Derrick Rickman
Registered Professional Land Surveyor # 5826



NOTES:
 1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD83).
 2. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.



LEGEND

These standard symbols will be found in the drawing.

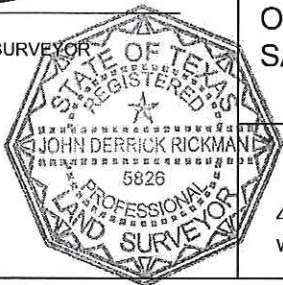
- ⊙ 1/2" IRON ROD FOUND
- ⊙ PK NAIL FOUND
- ▣ CONCRETE

A23.59'
 R15.00'
 D90°06'26"
 BS 45°20'23" E
 C21.23'

P.O.B.

CERTIFICATION:
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON JUNE 2, 2016, OF THE PROPERTY SHOWN HEREON:

J. Derrick Rickman
 J. DERRICK RICKMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 5826



CATEGORY 1A, CONDITION II LAND TITLE SURVEY OF A 0.312 ACRE (13,597 SQUARE FEET, MORE OR LESS) TRACT OF LAND, BEING ALL OF ROGERS AVENUE SOUTH OF QUITMAN STREET AND NORTH OF E. CARSON STREET, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Rickman Land Surveying

419 Big Bend Canyon Lake, Texas 78133 Phone (830) 935-2457
 www.rickmanlandsurveying.com TBPLS Firm No. 101919-00