

BEARING ARE BASED ON TEXAS
STATE PLANE COORDINATES,
SOUTH CENTRAL ZONE NAD 83/93;

OP Schnobel Park
City of San Antonio
41.253 acres tract
Vol. 8481, Pg. 1243-1248
Deed Records

FND. 1/2" IRON ROD
1 1/2" IRON PIPE FND.
BRS. S 88°50'02" W - 0.20'

S 89°05'51" W 280.27'

FND. 1/2" IRON ROD
W/CAP MKD. "FORD ENG"

EASEMENT
FOR
0.004 ACRES
D.P.R. 1212

SUMMIT AUTOMOTIVE SUBD.
Lot 3, Block 1
N.C.B. 17930
VOL. 9575, PG. 133
D.P.R.

LINE	BEARING	DISTANCE
L1	N 00°54'09" W	6.99'
L2	N 89°05'51" E	16.23'
L3	S 03°58'45" E	12.00'
L4	N 86°01'15" E	2.00'
L5	S 86°01'15" W	26.00'
L6	S 03°58'45" E	25.00'
L7	S 86°01'15" W	18.00'
L8	N 03°58'45" W	25.00'
L9	S 86°01'15" W	26.00'
L10	N 89°06'21" E	44.46'
L11	S 48°58'45" E	10.76'
L12	N 86°01'15" E	16.00'
L13	N 00°54'09" W	0.65'

0.1673 Acres
7285.8 Sq. Feet

Rafael & Virginia Tovar
3.524 acres tract
Vol. 13993, Pg. 916
Deed Records

BANDERA ROAD
(120' R.O.W.)

14" ELEC., GAS, TELE & CATV ESMT.

APPROX. LIMITS OF
100 YEAR FLOOD PLAIN

FND. 1/2" IRON ROD BENT

0.018 ACRES
0.004 ACRES
VOL. 8392, PG. 1212
D.P.R.

VARIABLE WIDTH
DRAINAGE ESMT.
VOL. 9575, PG. 133
D.P.R.

Rafael & Virginia Tovar
3.524 acres tract
Vol. 13993, Pg. 916
Deed Records



FORD ENGINEERING INC.

REX L. HACKETT
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5573
DATE: 03-21-2019
PROJECT NO. 2444.01

ENGINEERING SURVEYING PLANNING
10927 WYE DRIVE, STE 104, SAN ANTONIO, TEXAS 78217 • P. (210) 590-4777 • F. (210) 590-4840
TBPE No. F-1192 • WWW.FORDENGINEERING.COM • TBPLS No. 10018400

PLAT SHOWING
0.1673 ACRES 7285.8 Sq. Ft.
SITUATED IN LOT 3, BLOCK 1 OF THE
SUMMIT AUTOMOTIVE SUBDIVISION, N.C.B. 17930
AS SHOWN ON A PLAT RECORDED IN VOL.
9575, PAGE 133 OF THE DEED &
PLAT RECORDS OF BEXAR CO., TX.



FORD ENGINEERING, INC

Date: March 21, 2019
Project No: 2444.01

FIELD NOTES DESCRIPTION 0.1673 ACRES (7285.8 Sq. Ft.)

A 0.1673 acre (7285.8 sq. ft.) tract of land, situated in Lot 3, Block 1 of the Summit Automotive Subdivision, N.C.B. 17930 as shown on a plat recorded in Volume 9575, Page 133 of the Deed and Plat Records of Bexar County, Texas; being more particularly described as follows:

BEGINNING: at a point for the Northeastern corner of this tract of land, from which a ½ inch iron rod with cap marked "Ford Eng Inc" found for the Northeast corner of the said Summit Automotive Subdivision, a Northwestern corner of that certain 3.524 acre tract of land conveyed to Rafael & Virginia Tovar in Volume 13993, Page 916 of the Official Public Records of Bexar County, Texas bears N 00°54'09" W – 6.99 feet and N 89°05'51" E – 16.23 feet;

THENCE: S 03°58'45" E – 12.00 feet across the said Summit Automotive Subdivision to a point for corner;

THENCE: N 86°01'15" E – 2.00 feet continuing across the said Summit Automotive Subdivision to a point for corner;

THENCE: S 03°58'45" E – 80.00 feet continuing across the said Summit Automotive Subdivision to a point for corner;

THENCE: S 86°01'15" W – 26.00 feet continuing across the said Summit Automotive Subdivision to a point for corner;

THENCE: S 03°58'45" E – 25.00 feet continuing across the said Summit Automotive Subdivision to a point for corner;

THENCE: S 86°01'15" W – 18.00 feet continuing across the said Summit Automotive Subdivision to a point for corner;

THENCE: N 03°58'45" W – 25.00 feet continuing across the said Summit Automotive Subdivision to a point for corner;

THENCE: S 86°01'15" W – 26.00 feet continuing across the said Summit Automotive Subdivision to a point for corner;



FORD ENGINEERING, INC

THENCE: N 03°58'45" W – 102.00 feet continuing across the said Summit Automotive Subdivision to a point for the Northwestern corner of this tract, from which a ½ inch iron rod found on the Northeastern line of Bandera Road (120' R.O.W.) for the Northwestern corner of the said Summit Automotive Subdivision bears N 00°54'09" W – 0.65 feet and S 89°05'51" W – 280.27 feet;

THENCE: N 89°06'21" E – 44.46 feet continuing across the said Summit Automotive Subdivision to a point for corner;

THENCE: S 48°58'45" E – 10.76 feet continuing across the said Summit Automotive Subdivision to a point for corner;

THENCE: N 86°01'15" E – 16.00 feet continuing across the said Summit Automotive Subdivision to a point for corner; to the **POINT OF BEGINNING** and containing 0.1673 acres (7285.8 sq. ft.) of land, *according to a survey made on the ground under my supervision*

Corresponding plat prepared.
244401 Building Drainage Removal.docx

**BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH
CENTRAL ZONE NAD 83/93;**



Rex L. Hackett, R.P.L.S.
Registered Professional Land Surveyor
License Number 5573