

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. 133  
Pg. 1212

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

0.1673 Acres  
7285.8 Sq. Feet

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

| 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'    |

APPROX. LIMITS OF  
100 YEAR FLOOD PLAIN

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

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

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

FND. 1/2" IRON ROD BENT

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

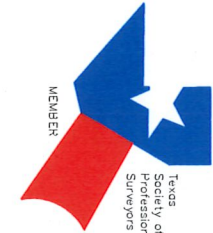
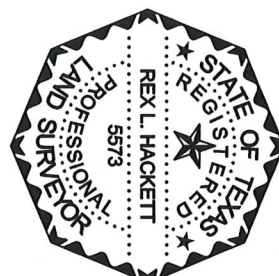
Rafael & Virginia Tovar  
3.524 acres tract  
Vol. 13993, Pg. 916  
Deed Records



PLAT SHOWING

0.1673 ACRES 7285.8 Sq. Ft.

THIS SURVEY WAS MADE ON THE GROUND, UNDER  
MY SUPERVISION AND COMPLIES WITH THE CURRENT  
TEXAS SOCIETY OF PROFESSIONAL SURVEYORS  
STANDARDS AND SPECIFICATIONS FOR A CATEGORY  
1B, CONDITION 2.



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

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