



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

Parcel No.: Lester Ave.  
Project Name: Quintana Road Realignment  
Project Number: STP 1402(235) MM  
Owner's Name: City of San Antonio

**CLOSURE  
FIELD NOTE  
DESCRIPTION OF QUINTANA ROAD RIGHT-OF-WAY  
0.328 OF ONE ACRE (14,266 SQ. FT.) PARCEL OF LAND**

**BEING** 0.328 (14,266 sq. ft.) acres of land being out of Lester Ave. from Alley North of McKenna to intersection of Quintana Road, Re-subdivision of the North Part of Block 30, N.C.B. 8787, South San Antonio-Second Filing, as recorded in Volume 980, Page 424-425, South San Antonio Bexar County Texas second filing, as recorded in Volume 368, Page 183, San Antonio, Bexar County, Texas, which said 0.309 of one acre (13,458 square feet) parcel of land being more particularly described by metes & bounds as follows:

**BEGINNING** at a 1/2" rebar with a "CEC" plastic cap set, on the west right-of-way line of Quintana Road and the west right-of-way of Lester Avenue, the northeast corner of said Lot 5, for the northwest corner of this parcel;

**THENCE** North 65°14'02" East, departing said right-of-way line, along the north line of this parcel, across said Lester Ave., a distance of 37.61 feet to a point in the east right-of-way line of Lester Ave., for the northeast corner of this parcel;

**THENCE** South 05°52'10" West, along said right-of-way line of Lester Avenue, a distance of 488.01 feet to a point, for the southeast corner of this parcel;

**THENCE** North 07°45'16" West, across Lester Ave., a distance of 20.96 feet to a point, for an angle point of this parcel;

**THENCE** North 24°41'38" West, continuing across Lester Ave., a distance of 54.22 feet to a point, for the southwest corner of this parcel, said point being in the west right of way line of Lester Ave.;

**THENCE** North 05°53'26" East, departing said right-of-way line, along the west right of way line of Lester Ave., a distance of 401.78 feet to the **POINT OF BEGINNING** and containing 0.328 of one acre (14,266 square feet) of land, more or less.

Notes:

LAREDO · SAN ANTONIO · BRYAN/COLLEGE STATION

All bearings are based on the Texas State Plane Coordinates, South Central Zone (NAD 83). All distances are in U.S. Survey Feet. The distances recited herein are based on mathematical calculations and are subject to the rules of rounding and significant numbers. The Combined Adjustment Factor: 1.00017.

This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC).

The surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.

An exhibit plat with like job number accompanies this metes and bounds description. Surveyed this the 25th day of May, 2017.

CEC Job Number E0517900.

*Chester A. Varner, R.P.L.S.*

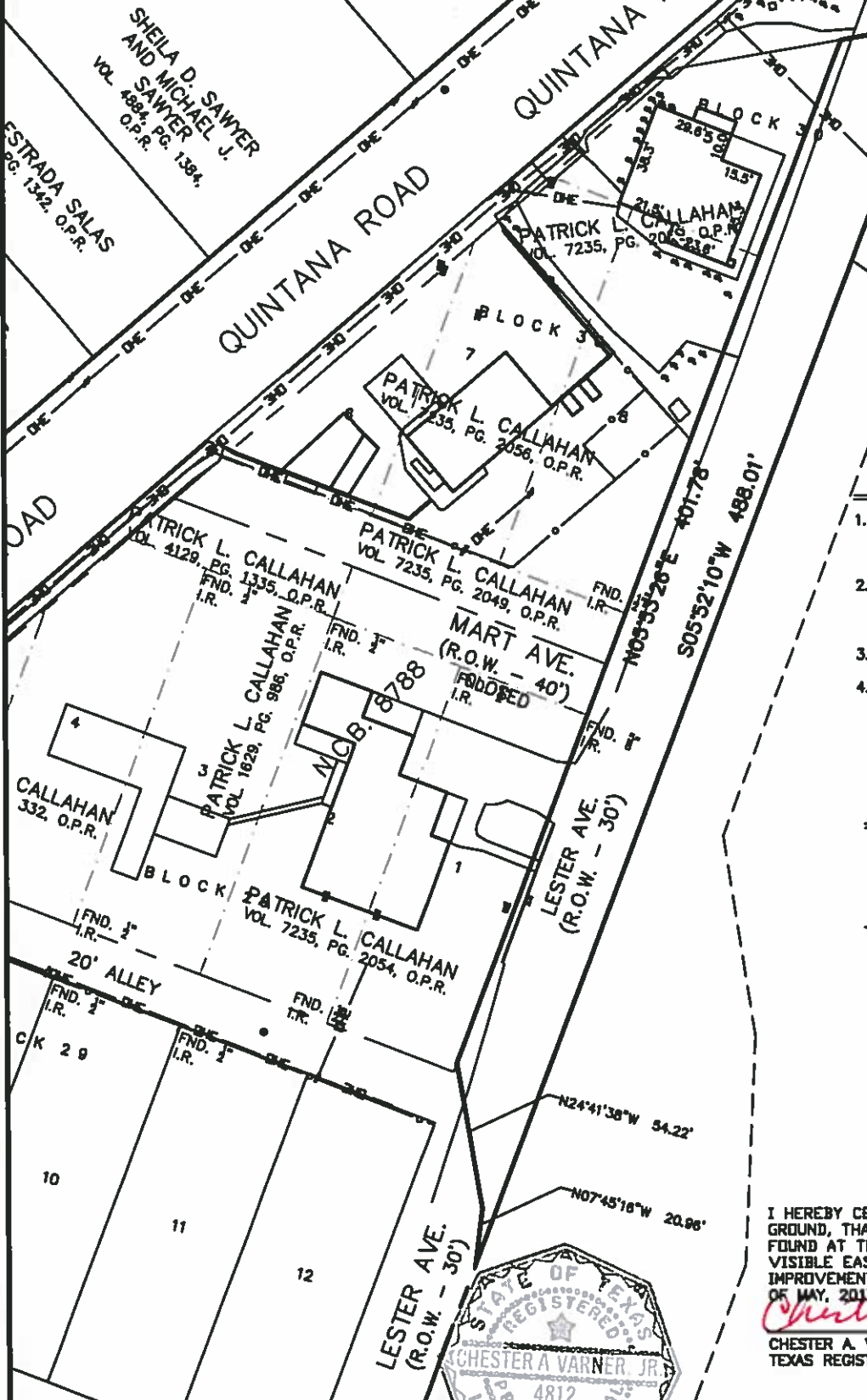
Chester A. Varner, RPLS No. 4812

*3-1-2019*

Date



PARCEL NO.: LESTER  
 PROJECT NAME: QUINTANA ROAD REALIGNMENT  
 PROJECT NO.: STP 1402(235)MM  
 DOCUMENT TYPE: CLOSURE  
 OWNER'S NAME: CITY OF SAN ANTONIO



**NOTES**

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). U.S. SURVEY FEET. SCALE FACTOR 1.00017.
3. FIELD SURVEY COMPLETED 05/25/2017.
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.

**LEGEND**

	GUARD POST
	GAS METER
	POWER POLE
	OVERHEAD ELECTRIC
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	ELECTRIC METER

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THERE ARE NO VISIBLE EASEMENTS, ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN. SURVEYED THIS THE 25TH DAY OF MAY, 2017.

*Chester A. Varner, R.P.L.S. 3-1-2017*  
 CHESTER A. VARNER REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4812



CIVIL ENGINEERING CONSULTANTS  
 DON BURDEN, INC.  
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 SAN ANTONIO, TEXAS 78230  
 P) 210.641.9999 F) 210.641.6440  
 TEXAS FIRM REGISTRATION NUMBERS:  
 ENGINEERING: F-2214  
 SURVEYING: 100410-00  
 Email: ceo@cecotexas.com

PLAT SHOWING: 0.328 (14,266 sq. ft.) acres of land being out of Lester Ave. from Alley North of McKenna to Intersection of Quintana Road, Re-subdivision of the North Part of Block 30, N.C.B. 8787, South San Antonio-Second Filing, as recorded in Volume 980, Page 424-425, South San Antonio Bexar County Texas second filing, as recorded in Volume 368, Page 183, San Antonio, Bexar County, Texas.

SHEET	3
	of 3
DRAWN BY:	
DATE:	FEBRUARY, 2019
JOB NO.	E0517900