

Maverick **Land Surveying Co.**

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September 19, 2019

Job No. 57178-0002

Page 1 of 2

STATE OF TEXAS
COUNTY OF BEXAR

0.103 ACRE TRACT **ARCHER STREET RIGHT-OF-WAY**

FIELD NOTE DESCRIPTION of a 0.103 acre tract of land within the corporate limits of the City of San Antonio, Bexar County, Texas, being a portion of Archer Street right-of-way according to the plat of the B.F. DITTMAR RESUBDIVISION OF LOTS 13 TO 18, BLOCK 1 GERTWOOD AND POLK STs, - C.B. 3028 as recorded in Volume 368, Page 76, of the Deed and Plat Records of Bexar County, Texas, in all said 0.103 acre tract of land being more particularly described as follows:

BEGINNING at a mag nail found with MLS Co stamped washer at the intersection of the east right-of-way line of Polk Street (a 40 foot wide right-of-way as according the plat of the ALFRED HAUBOLD SUBDIVISION as recorded in Volume 105, Page 74, said Deed and Plat Records) and north right-of-line said Archer Street, also being at the southwest corner of Lot F according said B.F. DITTMAR RESUBDIVISION for the northwest corner and POINT OF BEGINNING of this this tract,

THENCE, with the north line of said Archer Street and along the south lines of Lots A, B, remainder of C, E and F according said B.F. DITTMAR RESUBIVISION and south line of Lot 30, Block 1, New City Block 3028, according to the plat of GRUEN & MUELLER EQUIPMENT Co. SUBDIVISION as recorded in Volume 9502, Page 184, said Deed and Plat Records, South 66° 06' 37" East, 300.23 feet (record distance is 300 feet) to a cotton spindle set on the west line of Lot M according to the RE-SUBDIVISION of A-16 CITY BLOCK 3028 as recorded in Volume 368, Page 280, said Deed and Plat Records, at the southeast corner of said Lot A and the northeast corner of this tract,

THENCE along the east line of said Archer Street and with the west line of said RE-SUBDIVISION of A-16, being the west line of Lot M, South 23° 53' 23" West, 10.00 feet to a cotton spindle set at the southwest corner of said Lot M for the eastern southeast corner of this tract,

THENCE, across said Archer Street, South 87° 19' 29" West, 11.18 feet to a ½ inch iron rod set at the northeast corner of Lot G, Block 1, New City Block 3028 according said B.F. DITTMAR RESUBDIVISION for the southern southeast corner of this tract,

THENCE along the south line of said Archer Street and the north lines of Lot G, H, I, J, K and L according to said B.F. DITTMAR RESUBDIVISION, North 66° 06' 37" West, 290.23 feet (record distance is 290 feet) to a mag nail found with MLS Co stamped washer at the intersection of the

east right-of-way line of said Polk Street and south right-of-way line of said Archer Street, also being at the northwest corner of said Lot L and the southwest of this tract,

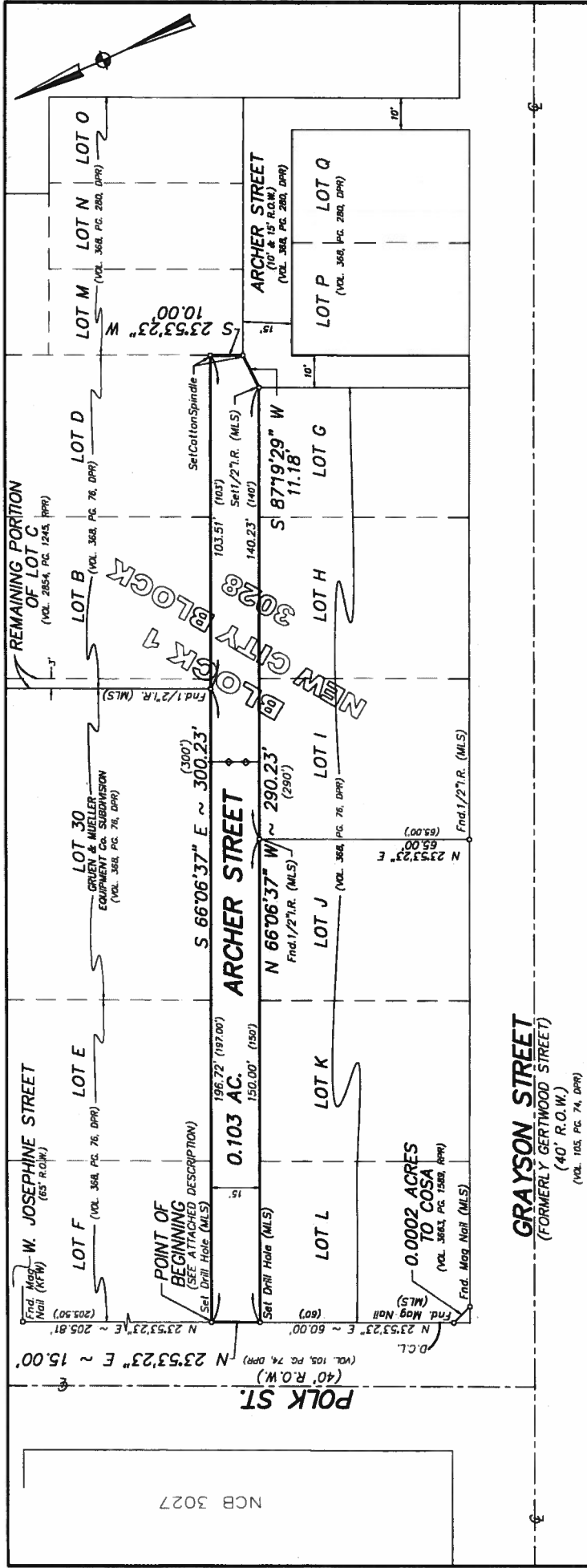
THENCE along said east right-of-way line, North 23° 53' 23" East, 15.00 feet (record distance is 15 feet) to the POINT OF BEGINNING.

CONTAINING in all 4,478 square feet or 0.103 acres of land, more or less. An on the ground survey of herein described tract was completed September 18, 2019 by Team Members of Maverick Land Surveying Company under my supervision. Bearings based on NAD83(2011) Texas South Central Zone 4204 State Plane Coordinate System from GPS observation made December 2018 reference to the east line of Polk Street. A boundary survey drawing of subject tract also prepared.



MAVERICK LAND SURVEYING CO.

J. W. Oder
Jacob W. Oder, R.P.L.S. Texas No. 5846
TBPLS Firm No. 10132700



DATE SURVEYED: SEPTEMBER 18, 2019
DATE OF MAP: SEPTEMBER 19, 2019

NO.	DATE	BY	REVISION	CKD.	APPD.

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BOUNDARY SURVEY OF
0.103 ACRE TRACT
BEING A
PORTION OF ARCHER STREET
ACROSS BLOCK 1, NEW CITY BLOCK 3028
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DRAWN BY: D.D.	F.W. BY: J.W.O.	CHKD. & APPR. BY: J.W.O.
SCALE: 1" = 30'	DATE: 09-18-19	SHEET 1 OF 1
REV. NO.	JOB NO.	57178-0002
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NOTES:
1. DIRECTIONAL CONTROL LINE (D.C.L.) = EAST RIGHT-OF-WAY OF POLK ST.
2. NADB3 (2011) TEXAS SOUTH CENTRAL ZONE 4204 STATE PLANE COORDINATE SYSTEM.
3. FENCES, UTILITIES & IMPROVEMENTS NOT SHOWN.
4. THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #480417C0405 G, DATED SEPTEMBER 29, 2010. ZONE X IS NOT WITHIN A 100 YEAR FLOOD HAZARD ZONE.

WE, MAVERICK LAND SURVEYING COMPANY, HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY, AND WE CERTIFY THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

By: *J. W. O.*
Jogob W. Oder, R.P.L.S. No. 5846

