

CONCRETE BASE (4,374 SQ FT)LS WITH CONCRETE BASE -APPROXIMATE LOCATION OF SANITARY CONTROL EASEMENT FOR A PUBLIC WATER WELL MARKET STREET PUMP STATION WELL #4, CITY OF ALL! RIES) SAN ANTONIO VOL. 7777, PG. 833 NCRETE LIMITS OF DESCRIPTION OF LOT 1. BLOCK 8 PER VOL. 9647, PG. 59 TILE PAVERS CONCRETE BASE LS WITH CONCRETE BASE PTION OF LOT 1 PER VOL. 9647, PG. 59 CONCRETE BASEY LE SIDEWALK HÌ RISERS CONCRETE CONCRETE WALKWAY-BEGINNING LOT 1 NCB 124 (CPS ENERGY) DETAIL N.T.S.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS DESCRIPTION WAS MADE ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

GARY B. NEILL

3964

THIS IS TO CERTIFY TO THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH CITY PUBLIC SERVICE BOARD, ALSO

EMPLOYEES OF DON DURDEN, INC. DBA CIVIL ENGINEERING CONSULTANTS

KNOWN AS CPS ENERGY,

GARY B. NEILL RPLS NO. 3964

09-30-2040

O SPP SERVICE POWER POLE UNDERGROUND GAS LINE ELECTRIC MANHOLE STORM DRAIN MANHOLE TREE WATER METER ELECTRIC JUNCTION BOX PULL BOX GUARD POST LUMINARE STANDARD GAS VALVE IRRIGATED CONTROL VALVE SPECIAL DRAIN FEATURE WASHED AGGRIGATE CONCRETE ROCK PAVERS

DESCRIPTION OF A 0.100 ACRE TRACT OF LAND

LYING ON THE NORTH RIGHT-OF-WAY (ROW) LINE OF LA VILLITA STREET;

NORTH 08°04'28" EAST, FOR A DISTANCE OF 83.60 FEET TO A POINT;

NORTH 08°04'28" EAST, FOR A DISTANCE OF 54.18 FEET TO A POINT;

TO A POINT BEING THE SOUTHWEST CORNER OF THIS DESCRIPTION; THENCE THROUGH LOT 1 FOR THE FOLLOWING THREE (3) COURSES:

LINE OF SAID ALLEY BEARS NORTH 08'04'28" EAST, - 18.81 FEET;

LEGEND

LENGTH OF 73.05 FEET TO A POINT;

AND CONTAINING 0.100 ACRES OF LAND, MORE OR LESS.

METES AND BOUNDS AS FOLLOWS:

CENTRAL ANGLE OF

BEING A 0.100 ACRE PARCEL OF LAND IN THE SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT

NO. 20 OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE REMAINDERS OF LOT 1, NCB 124,

ALL AS SHOWN ON THE PLAT RECORDED IN VOLUME 9647, PAGE 59, PUBLIC RECORDS (P.R.)

OF BEXAR COUNTY, TEXAS; SAID 0.100 ACRE TRACT BEING THAT LAND CONVEYED TO THE CITY OF SAN ANTONIO BY BOARD ACTION ACCORDING TO THE MINUTES OF THE CITY PUBLIC SERVICE

BOARD OF SAN ANTONIO DATED JANUARY 07, 1953 BEING, MORE PARTICULARLY DESCRIBED BY

BEGINNING AT A FOUND MAG-NAIL AT THE SOUTHEAST CORNER LOT 1 DESCRIBED ABOVE, AND

THENCE N 80°12'21" W WITH THE SOUTH LINE OF SAID LOT 1 FOR A DISTANCE OF 9.00 FEET

WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 108.70 FEET AND A

THENCE SOUTH 52*43'46" EAST, FOR A DISTANCE OF 63.90 FEET TO A POINT ON THE WEST

ROW LINE OF KING PHILLIP V ALLEY (FORMERLY WOMBLE ALLEY), A CHISELED X IN THE WEST

THENCE SOUTH 08'04'28" WEST, FOR A DISTANCE OF 161.20 FEET TO THE POINT OF BEGINNING

38'30'17", THE CHORD BEARS NORTH 32'39'47" WEST - 71.68 FEET, FOR AN ARC

GRAPHIC SCALE (IN FEET) 1 inch = 30 ft.

BOUNDARY SURVEY OF 0.100 ACRE CITY OF SAN ANTONIO TRACT RECORDED IN CITY PUBLIC SERVICE BOARD OF SAN ANTONIO BOARD MINUTES DATED JAN. 07, 1953 AND BEING OUT OF

THE REMAINDER OF LOT 1, VOL. 9647, PG. 59, N.C.B. 124

CITY OF SAN ANTONIO, SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT 20, BEXAR COUNTY, TEXAS



DON DURDEN, INC. 11550 LM. 10 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 F) 210.641.6440

SHEE SAB CHECKED BY: GBN AUGUST 17, 2020 S0547644

LOCATION MA

"NOT TO SCALE"

- 4. THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48029C0415 G, DATED SEPTEMBER 29, 2010, FOR BEXAR COUNTY, TEXAS, AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF

MONUMENTATION AS SHOWN.

O MAG NAIL FOUND

1/2" REBAR FOUND

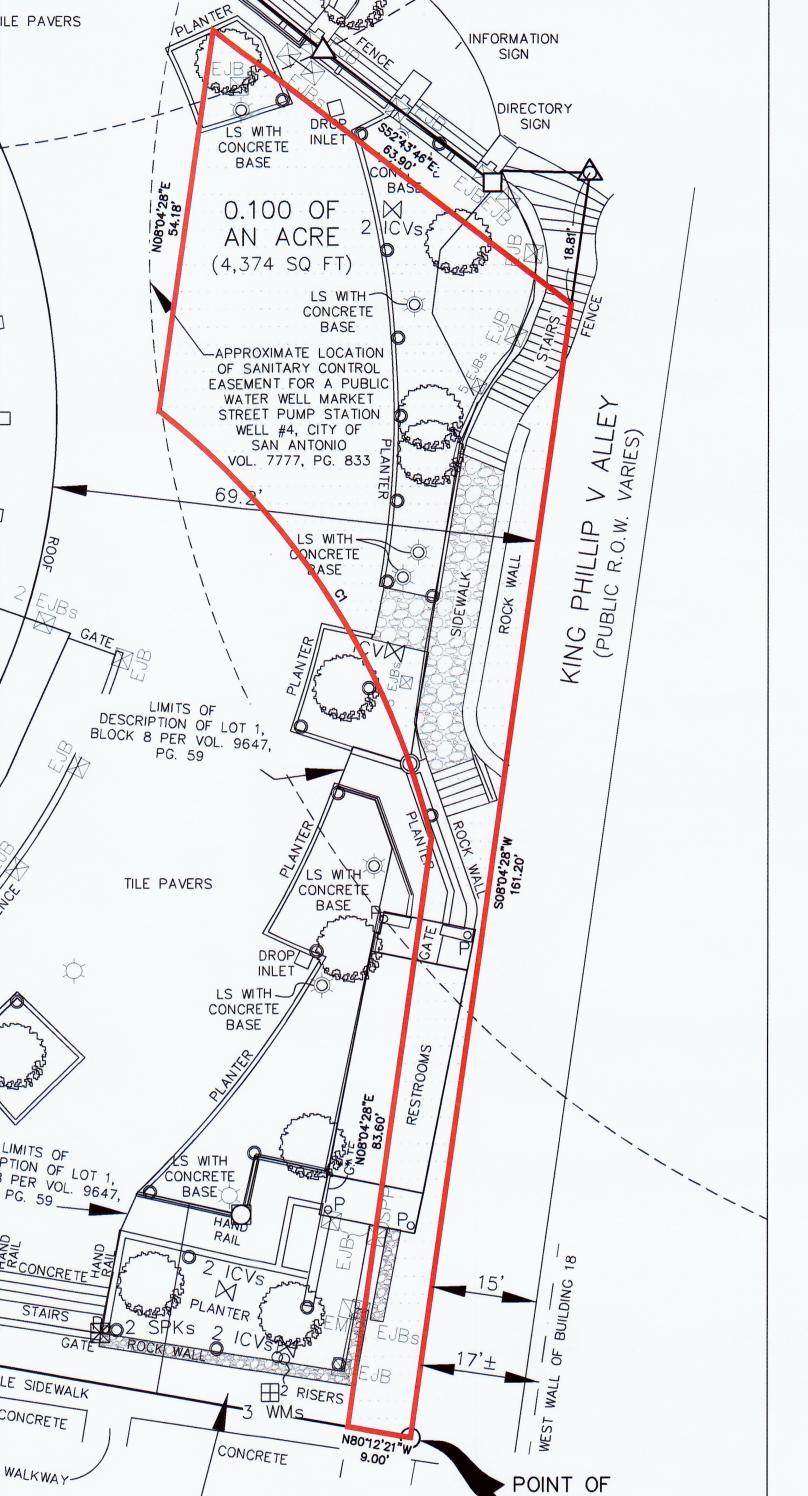
△ MAG NAIL SET W/ CEC WASHER

CHIP FOUND WITH CHISELED PLUS

O" 1/2" REBAR SET W/ CEC CAP

COTTON SPINDLE FOUND

- B. NO PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE
- SURVEY PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS).
- 10. ACCORDING TO BEXAR COUNTY GEOGRAPHICAL INFORMATION SYSTEMS MAP AS OF MARCH 12, 2020 SUBJECT TRACT IS ZONED AS AIRPORT HAZARD OVERLAY DISTRICTS (AHOD), HISTORIC DISTRICTS (LA VILLITA), HISTORIC LANDMARK SITES (VILLITA ASSEMBLY HALL), RIVER DISTRICT (RIO 3), TAX INCREMENT REINVESTMENT ZONE-TIRZ (INNER CITY), WORLD HERITAGE BUFFER



☐ 1/2" IRON ROD SET W/ CEC CAP A CHIP SET WITH CHISELED PLUS

SYSTEM- SOUTH CENTRAL ZONE.

2. THE BASIS OF BEARING IS BASED ON NAD83 (2011) DATUM-TEXAS STATE PLANE COORDINATE 3. FIELD SURVEY COMPLETED ON 04/24/2020.

THE SURVEYOR. 5. THERE ARE NO PARKING SPACES ON SUBJECT TRACT.

6. UTILITIES NOT LOCATED EXCEPT FOR SURFACE FEATURES.

7. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING WERE ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

9. THERE ARE NOT ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE



CIVIL ENGINEERING CONSULTANTS DON DURDEN, INC.

FIELD NOTES FOR 0.100 Acre City of San Antonio Tract

Being a 0.100 acre parcel of land in the San Antonio Town Tract Survey, Abstract No. 20 of Bexar County, Texas, and being out of the remainder of Lot 1, NCB 124, all as shown on the plat recorded in Volume 9647, Page 59, Public Records (P.R.) of Bexar County, Texas; said 0.100 acre tract being that land conveyed to the City of San Antonio by board action according to the Minutes of the City Public Service Board of San Antonio dated January 07, 1953 being, more particularly described by metes and bounds as follows:

BEGINNING at a found mag-nail at the southeast corner Lot 1 described above, and lying on the north right-of-way (ROW) line of La Villita Street;

THENCE N 80°12'21" W with the south line of said Lot 1 for a distance of 9.00 feet to a point being the southwest corner of this description;

THENCE through Lot 1 for the following three (3) courses:

North 08°04'28" East, for a distance of 83.60 feet to a point;

With a non-tangent curve to the left having a radius of 108.70 feet and a central angle of 38°30'17", the chord bears North 32°39'47" West – 71.68 feet, for an arc length of 73.05 feet to a point;

North 08°04'28" East, for a distance of 54.18 feet to a point;

THENCE South 52°43'46" East, for a distance of 63.90 feet to a point on the west ROW line of King Phillip V Alley (formerly Womble Alley), a chiseled X in the west line of said alley bears North 08°04'28" East, - 18.81 feet;

THENCE South 08°04'28" West, for a distance of 161.20 feet to the **POINT OF BEGINNING** and containing 0.100 acres of land, more or less.

I hereby certify that this description was made according to an actual survey made on the ground by employees of Don Durden, Inc. dba Civil Engineering Consultants.

Bearing Source: The Basis of Bearing is based on NAD83 (2011) Datum-Texas State Plane

Coordinate System- South Central Zone.

Date:

Gary B. Neill (R.P.L.S. #3964

Firm No. 10041000

Q:\Proj_2020\S0547644_CPS_ROW-La_Villita_ALTA\field notes\0.100 ac Tract-City of SA-REV1.docx