

















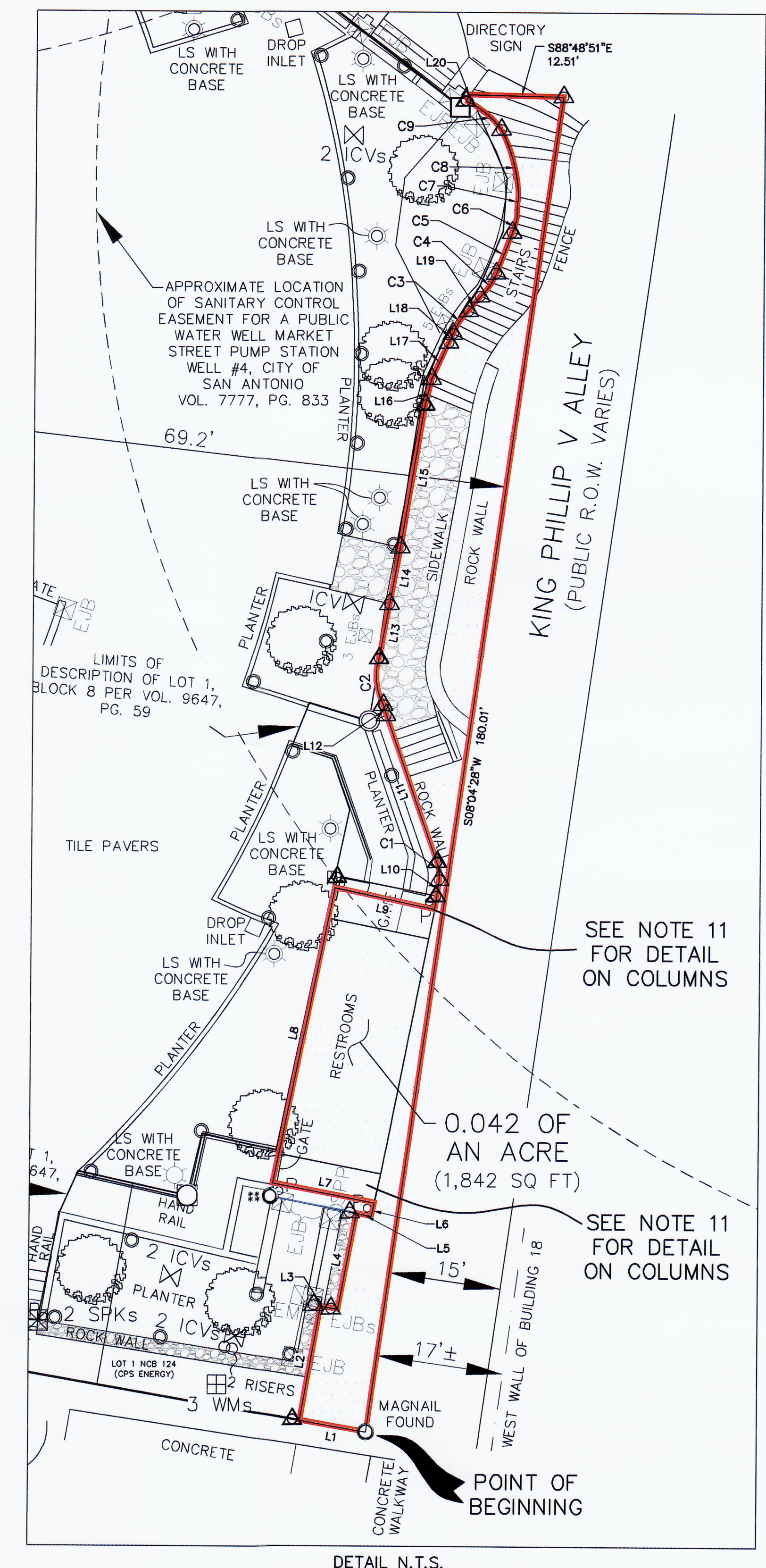


LINE TABLE		
LINE	BEARING	LENGTH
L1	N 80°12'21" W	8.97
L2	N 100°34'3" E	15.44
L3	S 80°34'50" E	2.32
L4	N 104°19'6" E	13.03
L5	S 78°50'41" E	2.01
L6	N 121°34'7" E	1.88
L7	N 79°12'44" E	1.86
L8	N 113°12'3" E	40.23
L9	S 78°02'22" E	3.96
L10	N 80°31'41" E	13.64
L11	N 192°19'1" W	20.75
L12	N 172°20'4" W	14.4
L13	N 103°39'32" E	7.42
L14	N 103°25'13" E	7.67
L15	N 09°32'13" E	19.34
L16	N 13°31'31" E	3.48
L17	N 24°04'00" E	5.40
L18	N 24°49'14" E	1.32
L19	N 24°19'02" E	2.51
L20	N 37°44'37" E	0.97

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	5.28'	2.41'	2605°49'	2°40'
C2	8.21'	6.40'	44°38'23"	N08°45'10"W
C3	8.67'	3.73'	24°39'32"	N34°02'48"E
C4	7.63'	3.74'	2808°04'	N34°31'37"E
C5	6071.34'	5.82'	0°05'18"	N2108°14"E
C6	8.61'	2.45'	16°10'08"	N14°48°59"E
C7	9.98'	2.41'	14°23'23"	N03°33'25"E
C8	21.57'	9.28'	24°04°56"	N14°30°56"W
C9	12.88'	6.28'	287°15'	N51°07°15"W

- NOTES:**
-
1. MONUMENTATION AS SHOWN.
 - △ MAG NAIL SET W/ CEC WASHER
 - MAG NAIL FOUND
 - ⊙ 1/2" REBAR SET W/ CEC CAP
 - ⊙ 1/2" REBAR FOUND
 - ⊙ CHIP FOUND WITH CHISELED PLUS
 - ⊙ COTTON SPINDLE FOUND
 - ⊙ CHIP SET ON WALL/COL IN TILE
 - 1/2" IRON ROD SET W/ CEC CAP
 - △ CHIP SET WITH CHISELED PLUS
 2. THE BASIS OF BEARING IS BASED ON NAD83 (2011) DATUM--TEXAS STATE PLANE COORDINATE SYSTEM-- SOUTH CENTRAL ZONE.
 3. FIELD SURVEY COMPLETED ON 09/10/2020.
 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 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.
 8. 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 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 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 ZONE.
 11. THE ROOF SUPPORT COLUMNS FOR THE OVERHANG ON THE NORTH AND SOUTH END OF THE RESTROOM BUILDING FALL ON TOP OF THE ROCK WALL SHOWN. THESE COLUMNS WILL NO LONGER BE WITHIN THE SAME PARCEL BEING TRANSFERRED TO THE CITY FOR SAID RESTROOMS.

LEGEND	
	SERVICE POWER POLE
	UNDERGROUND GAS LINE
	ELECTRIC MANHOLE
	STORM DRAIN MANHOLE
	SIGN
	TREE
	WATER METER
	ELECTRIC JUNCTION BOX
	PULL BOX
	GUARD POST
	POST
	LUMINAIRE
	GAS VALVE
	SPRINKLER
	IRRIGATED CONTROL VALVE
	SPECIAL DRAIN FEATURE
	WASHED AGGREGATE CONCRETE
	ROCK PAVERS



SURVEYOR'S CERTIFICATION:

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

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.

Gary B Neill
GARY B. NEILL, RPLS NO. 3964
March 02, 2021



DESCRIPTION OF A 0.042 ACRE TRACT OF LAND

Being a 0.042 acre parcel of land in the San Antonio Town Tract Survey, Abstract No. 20 of Bexar County, Texas, and being part of a called 1.113 acre Lot 1, Block 8, and also 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 0.042 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found mag-nail with Civil Engineering Consultants (CEC) washer at the southeast corner of the above-mentioned Lot 1;

THENCE North 80°12'21" West, with the south line of said Lot 1 for a distance of 8.97 feet to point for the southwest corner of this description; a set chisel plus in concrete bears North 80°12'21" West - 0.97 feet;

THENCE crossing a concrete walk and continuing with the face of a rock wall for the following four courses:
 North 10°03'43" East for a distance of 15.44 feet to a point; a set chisel plus in concrete
 bears North 88°27'12" West - 0.95 feet;
 South 80°34'50" East for a distance of 2.32 feet to a point; a set chisel plus in concrete
 bears North 82°14'18" West - 0.95 feet;
 North 10°49'16" East for a distance of 13.03 feet to a point; a set chisel plus in concrete
 bears North 79°32'56" West - 0.92 feet;
 South 78°50'41" East for a distance of 2.01 feet to a point;
 North 12°13'47" East for a distance of 1.88 feet to a point;
 North 79°12'44" West, with the north face of a rock wall for a distance of 13.82 feet to a point, a set 1/2" rebar with a "CEC" plastic cap Bears South 10°06'05" West - 1.76 feet;

THENCE North 11°31'23" East, with the exterior concrete foundation line of a restroom building, for a distance of 40.23 feet to a point; a set chisel plus in concrete bears North 11°13'00" East - 1.44 feet;

THENCE along the face of a rock wall for the following four (4) courses:
 South 78°02'22" East for a distance of 13.64 feet to a point; a set chisel plus in concrete .
 bears North 04°47'20" East - 1.79 feet;
 North 08°31'44" East for a distance of 1.79 feet to a point; a set chisel plus in concrete .

North 08°31'41" East for a distance of 3.99 feet to a set chisel plus in concrete;
 With a curve to the left having a radius of 5.28 feet and a central angle of 26°05'49", the
 chord bears North 08°09'19" West - 2.40 feet, for an arc length of 2.41 feet to a set chisel
 plus in concrete;
 North 19°21'51" West for a distance of 20.74 feet to a set chisel plus in concrete;

THENCE along the edge of a concrete sidewalk for the following five (5) courses:
North 17°12'04" West for a distance of 1.45 feet to a set chisel plus in concrete;

With a curve to the right having a radius of 8.21 feet and a central angle of 44°38'23", the chord bears North 05°45'10" West - 6.24 feet, for an arc length of 6.40 feet to a set chisel plus in concrete;

North 10°39'32" East for a distance of 7.42 feet to a set chisel plus in concrete;

North 10°32'53" East for a distance of 7.67 feet to a set chisel plus in concrete;

North 09°32'13" East for a distance of 19.34 feet to a set chisel plus in concrete;

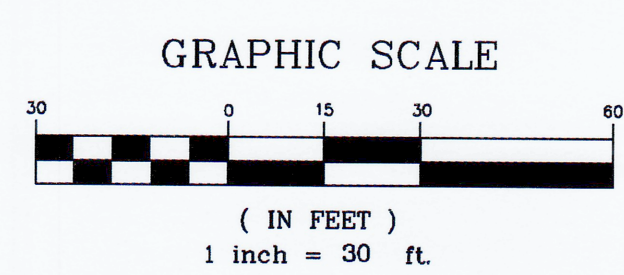
THENCE along the face of a retaining wall for the following ten (10) courses:
 North 12°31'31" East for a distance of 3.48 feet to a set chisel plus in concrete;
 North 24°48'04" East for a distance of 5.40 feet to a set chisel plus in concrete;
 North 24°49'14" East for a distance of 1.32 feet to a set chisel plus in concrete;
 With a curve to the left having a radius of 8.67 feet and a central angle of 24°39'32", the chord bears North 34°02'48" East - 3.70 feet, for an arc length of 3.73 feet to a set chisel plus in concrete;
 North 30°03'03" East for a distance of 2.54 feet to a set chisel plus in concrete;

With a curve to the left having a radius of 7.34 feet to a set chisel plus in concrete;
the chord bears N143°33'37" East - 3.71 feet, for an arc length of 3.74 feet to a set chisel plus in concrete;
With a curve to the left having a radius of 6.07134 feet and a central angle of 00°03'18", the chord bears N21°08'14" East - 5.82 feet, for an arc length of 5.82 feet to a set chisel plus in concrete;
With a curve to the left having a radius of 8.61 feet and a central angle of 16°18'05", the chord bears N10°39'59" East - 2.44 feet, for an arc length of 2.44 feet to a set chisel plus in concrete;
With a curve to the left having a radius of 9.59 feet and a central angle of 14°23'23", the chord bears N30°33'25" East - 2.40 feet, for an arc length of 2.41 feet to a point;
With a curve to the left having a radius of 21.57 feet and a central angle of 24°44'56", the chord bears N14°30'50" West - 9.22 feet, for an arc length of 9.29 feet to a set chisel plus in concrete;
With a curve to the left having a radius of 12.28 feet and a central angle of 29°17'51", the chord bears N10°17'15" West - 6.21 feet, for an arc length of 6.28 feet to a set chisel plus in concrete;

THENCE North 37°44'37" East for a distance of 0.97 feet to a point;

THENCE South 88°48'51" East for a distance of 12.51 feet to a chiseled X on concrete walk for the northeast corner of this description;

THENCE with the east line of Lot 1, NCB 124, South 08°04'28" West, for a distance of 180.01 feet to the POINT OF BEGINNING, and containing 0.042 acres of land, more or less



BOUNDARY SURVEY OF
0.042 ACRE PARCEL OF LAND IN THE SAN ANTONIO TOWN TRACT
SURVEY, ABSTRACT NO. 20 OF BEXAR COUNTY, TEXAS, AND BEING
PART OF A CALLED 1.113 ACRE LOT 1, BLOCK 8, AND ALSO 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



CIVIL ENGINEERING CONSULTANTS D O N D U R D E N , I N C . 11850 LJA. 00 WEST, SUITE 395 SAN ANTONIO, TEXAS 78230 P) 210.641.9999 F) 210.641.6440 Email: survey@doostax.com Engineering Reg. No. F-2314 Surveying Reg. No. 100410-00	DRAWN BY:	SAB	SHEET <div style="font-size: 2em; text-align: center;">1</div> OF 1
	CHECKED BY:	GBN	
	DATE:	MARCH 2, 2021	
	JOB NO.	S0547644	



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

FIELD NOTES FOR 0.042 Acre Tract

Being a 0.042 acre parcel of land in the San Antonio Town Tract Survey, Abstract No. 20 of Bexar County, Texas, and being part of a called 1.113 acre Lot 1, Block 8, and also 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 0.042 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a found mag-nail with Civil Engineering Consultants (CEC) washer at the southeast corner of the above-mentioned Lot 1;

THENCE North $80^{\circ}12'21''$ West, with the south line of said Lot 1 for a distance of 8.97 feet to point for the southwest corner of this description; a set chisel plus in concrete bears North $80^{\circ}12'21''$ West – 0.97 feet;

THENCE crossing a concrete walk and continuing with the face of a rock wall for the following four courses:

North $10^{\circ}03'43''$ East for a distance of 15.44 feet to a point; a set chisel plus in concrete bears North $78^{\circ}27'12''$ West – 0.95 feet;

South $80^{\circ}34'50''$ East for a distance of 2.32 feet to a point; a set chisel plus in concrete bears North $82^{\circ}14'16''$ West – 0.90 feet;

North $10^{\circ}49'16''$ East for a distance of 13.03 feet to a point; a set chisel plus in concrete bears North $79^{\circ}32'56''$ West – 0.92 feet;

South $78^{\circ}50'41''$ East for a distance of 2.01 feet to a point;

North $12^{\circ}13'47''$ East for a distance of 1.88 feet to a point;

North $79^{\circ}12'44''$ West, with the north face of a rock wall for a distance of 13.82 feet to a point, a set 1/2" rebar with a "CEC" plastic cap Bears South $10^{\circ}06'05''$ West – 1.76 feet;

THENCE North $11^{\circ}31'23''$ East, with the exterior concrete foundation line of a restroom building, for a distance of 40.23 feet to a point; a set chisel plus in concrete bears North $11^{\circ}13'00''$ East – 1.44 feet;

THENCE along the face of a rock wall for the following four (4) courses:

South $78^{\circ}02'22''$ East for a distance of 13.64 feet to a point; a set chisel plus in concrete bears North $04^{\circ}47'20''$ East – 1.79 feet;

North $08^{\circ}31'41''$ East for a distance of 3.99 feet to a set chisel plus in concrete;

With a curve to the left having a radius of 5.28 feet and a central angle of $26^{\circ}05'49''$, the chord bears North $08^{\circ}09'19''$ West – 2.40 feet, for an arc length of 2.41 feet to a set chisel plus in concrete;

North $19^{\circ}21'51''$ West for a distance of 20.74 feet to a set chisel plus in concrete;

THENCE along the edge of a concrete sidewalk for the following five (5) courses:

North $17^{\circ}12'04''$ West for a distance of 1.45 feet to a set chisel plus in concrete;

Page 1 of 3



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

With a curve to the right having a radius of 8.21 feet and a central angle of $44^{\circ}38'23''$, the chord bears North $05^{\circ}45'10''$ West – 6.24 feet, for an arc length of 6.40 feet to a set chisel plus in concrete;

North $10^{\circ}39'32''$ East for a distance of 7.42 feet to a set chisel plus in concrete;

North $10^{\circ}32'53''$ East for a distance of 7.67 feet to a set chisel plus in concrete;

North $09^{\circ}32'13''$ East for a distance of 19.34 feet to a set chisel plus in concrete;

THENCE along the face of a retaining wall for the following ten (10) courses:

North $13^{\circ}31'31''$ East for a distance of 3.48 feet to a set chisel plus in concrete;

North $24^{\circ}48'04''$ East for a distance of 5.40 feet to a set chisel plus in concrete;

North $24^{\circ}49'14''$ East for a distance of 1.32 feet to a set chisel plus in concrete;

With a curve to the left having a radius of 8.67 feet and a central angle of $24^{\circ}39'32''$, the chord bears North $34^{\circ}02'48''$ East – 3.70 feet, for an arc length of 3.73 feet to a set chisel plus in concrete;

North $39^{\circ}14'02''$ East for a distance of 2.51 feet to a set chisel plus in concrete;

With a curve to the left having a radius of 7.63 feet and a central angle of $28^{\circ}06'04''$, the chord bears North $34^{\circ}31'37''$ East – 3.71 feet, for an arc length of 3.74 feet to a set chisel plus in concrete;

With a curve to the left having a radius of 6,071.34 feet and a central angle of $00^{\circ}03'18''$, the chord bears North $21^{\circ}08'14''$ East – 5.82 feet, for an arc length of 5.82 feet to a set chisel plus in concrete;

With a curve to the left having a radius of 8.61 feet and a central angle of $16^{\circ}18'05''$, the chord bears North $14^{\circ}48'59''$ East – 2.44 feet, for an arc length of 2.45 feet to a point;

With a curve to the left having a radius of 9.59 feet and a central angle of $14^{\circ}23'23''$, the chord bears North $03^{\circ}33'25''$ East – 2.40 feet, for an arc length of 2.41 feet to a point;

With a curve to the left having a radius of 21.57 feet and a central angle of $24^{\circ}40'56''$, the chord bears North $14^{\circ}30'50''$ West – 9.22 feet, for an arc length of 9.29 feet to a set chisel plus in concrete;

With a curve to the left having a radius of 12.28 feet and a central angle of $29^{\circ}17'51''$, the chord bears North $51^{\circ}07'15''$ West – 6.21 feet, for an arc length of 6.28 feet to a set chisel plus in concrete;

THENCE North $37^{\circ}44'37''$ East for a distance of 0.97 feet to a point;

THENCE South $88^{\circ}48'51''$ East for a distance of 12.51 feet to a chiseled X on concrete walk for the northeast corner of this description;

THENCE with the east line of Lot 1, NCB 124, South $08^{\circ}04'28''$ West, for a distance of 180.01 feet to the **POINT OF BEGINNING**, and containing 0.042 acres of land, more or less.



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

Source: The Basis of Bearing is based on NAD83 (2011) Datum-Texas State Plane Coordinate System- South Central Zone.

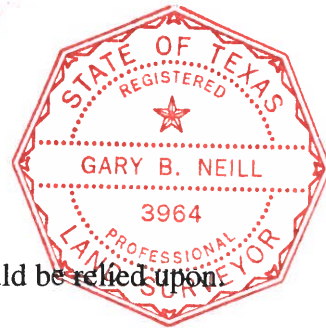
I hereby certify that this description conforms to the minimum standards set forth for a ALTA/NSPS Land Title Survey according to an actual survey made on the ground by employees of Don Durden, Inc. dba Civil Engineering Consultants.

Gary B Neill

Date: *March 02, 2021*

Gary B. Neill
R.P.L.S. #3964
Firm No. 10041000

Project No. S0547644
Project Name - CPS_ROW-La_Villita_ALTA



Warning: Only those copies with the Signature and Seal in red should be relied upon.