

FIELD NOTES

ROW ACQUISITION PARCEL NO. 20378

0.021 OF AN ACRE TRACT OF LAND (913 sq. ft.)

BEING 0.021 of an Acre (913 Square Feet) Parcel of Land, out of Lot 1, NCB 14257, City of San Antonio, Bexar County, Texas, S&M Center Unit 1 Subdivision, according to plat thereof recorded in Volume 5940, Page 224, of the Bexar County Deed and Plat Records (B.C.D.P.R.). Said 0.021-Acre Tract (913 Square Feet) being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8-inch iron rod in the existing southwest Right-Of-Way (R.O.W.) line of Vance Jackson Road, 73 feet wide per volume 5940, page 224 B.C.D.P.R width varies as occupied, for the common east corner of said Lot 2 and Lot 1 of said S. & M. Center, Unit 1,.Having coordinates of N: 13,746,436.84, E: 2,111,225.07;

Thence departing the southwest R.O.W. line of said Vance Jackson Road, along the common line of said Lots 1 and 2 the following calls and distances:

- **South 47 Deg. 06 Min. 46 Sec. West, a Distance of 138.48 Feet**, to a found 3/4-inch iron rod for an angle point;
- **South 89 Deg. 15 Min. 24 Sec. West, a Distance of 88.41 Feet** to an angle point, from which a found 3/4-inch iron rod bears South 24°02' East a distance of 0.2 feet;
- **North 48 Deg. 36 Min. 20 Sec. West, a Distance of 134.42 Feet**, to a set 1/2-inch iron rod with a blue plastic cap stamped "KCI" (set I.R.) at the intersection of the proposed south R.O.W. line of Wurzbach Road with the common line of said Lots 1 and 2, for the southeast corner and **Point of Beginning** of the herein described tract . Having coordinates of N: 13,746,430.33, E: 2,110,934.36;

THENCE, North 48 Deg. 36 Min. 20 Sec. West, along the north line of said Lot 2, a **Distance of 4.05 Feet**, to a point in the existing south R.O.W. line of Wurzbach Road, 73 feet wide per volume 5940, page 224 B.C.D.P.R width varies as occupied, being the common west corner of said Lots 1 and 2 and the southwest corner of the herein described tract, from which a found 3/4 inch iron rod bears South 22°01' West a distance of 0.5 feet;

Thence North 41°23'40" East, along the south R.O.W. line of said Wurzbach Road, a **Distance of 185.00** feet to a set I.R. at the north end of a cutback corner at the intersection of the south R.O.W. line of said Wurzbach Road and the southwest R.O.W. line of Vance Jackson Road, 73 feet wide per volume 5940, page 224 B.C.D.P.R width varies as occupied, and the northwest corner of the herein described tract;

Thence North 89°15'06" East, along a cutback corner at the intersection of the south R.O.W. line of said Wurzbach Road and the southwest R.O.W. line of said Vance Jackson Road, a **Distance of 18.30 Feet** to a set I.R. at the intersection of the proposed south R.O.W. line Wurzbach Road with the existing cutback corner at the intersection of the south R.O.W. line of said Wurzbach Road and the southwest R.O.W. line of said Vance Jackson Road, for the northeast corner of the herein described tract;

Thence departing the existing R.O.W. line of said Wurzbach and Vance Jackson Roads, across said Lot 1 along the proposed south R.O.W. line of said Wurzbach Road, being the south line of the herein described tract:

- South 41°23'59" West, a distance of 20.48 feet to a set I.R. for an angle point;
- North 48°36'01" West, a distance of 9.50 feet to a set I.R. for an angle point;
- South 41°23'59" West, a distance of 176.81 feet to the **Point of Beginning** of the herein described 0.021-acre (913 square foot) tract of land.

Notes:

1. All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), North American Datum of 1983 (NAD83). All distances and coordinates shown herein are surface value and may be brought to grid value by dividing by a combined adjustment factor of 1.00017
2. A parcel plat of even date was prepared in conjunction with this property description.

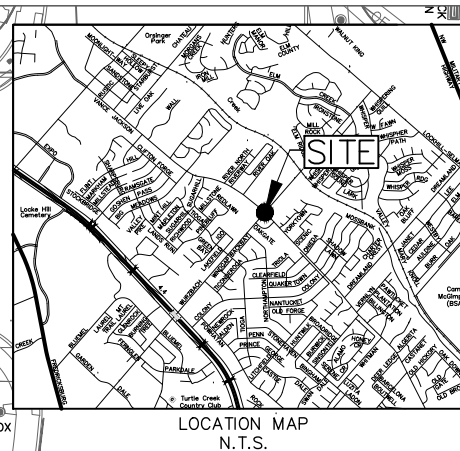
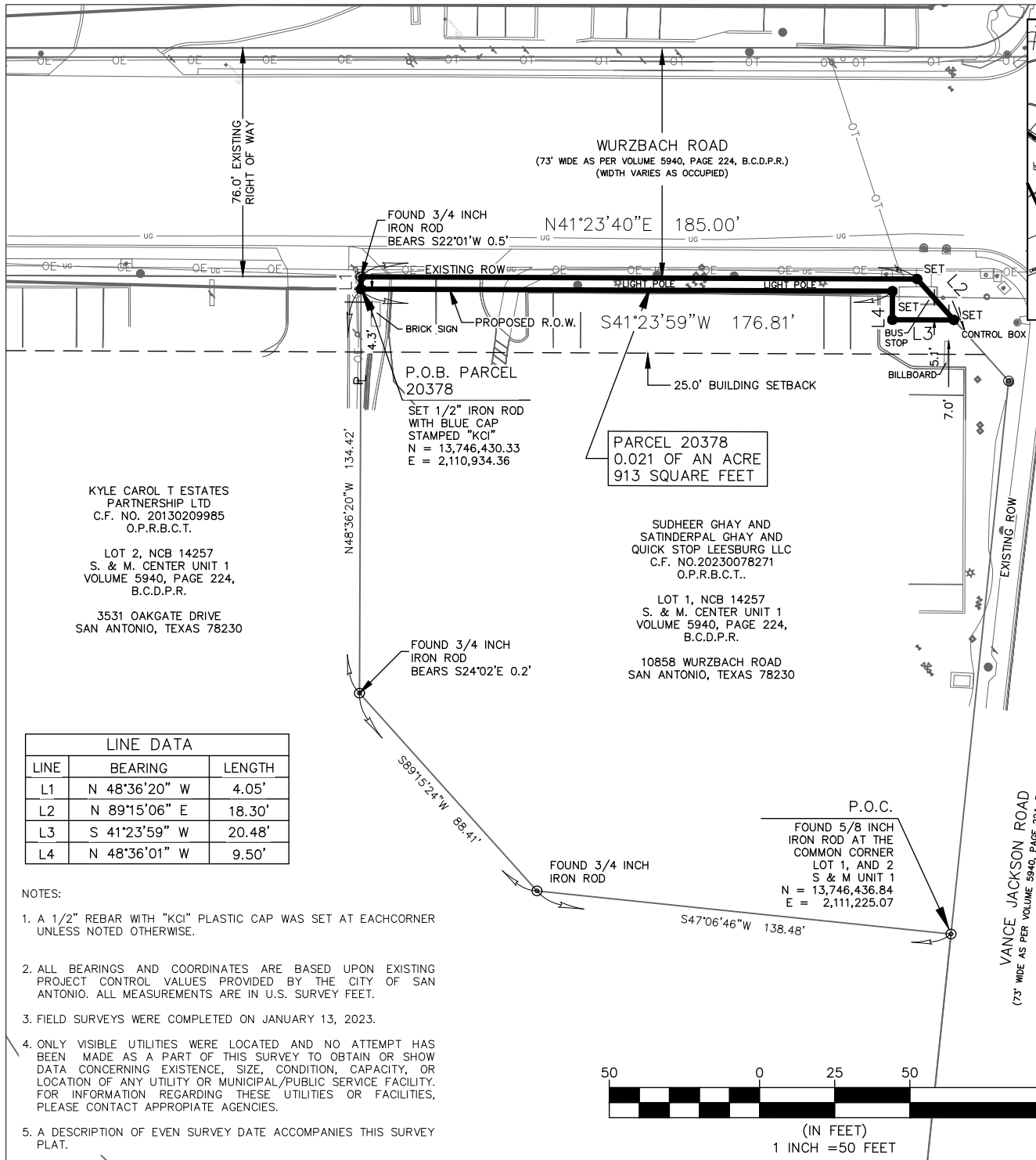
I hereby certify that this survey was performed on the ground under my supervision and that this property description and accompanying parcel plat represent the facts as found at the time of survey. Survey date: January 31, 2023

01/31/2023



Lewis Harrison

Lewis Banks Harrison
Registered Professional Land Surveyor
Texas Registration No. 6788
KCI Technologies, Inc.
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
210-641-9999 TBPELS No. 10194365



DATE: MARCH 02, 2023
JOB NUMBER: E0671000
SHEET 3 OF 3

EXHIBIT OF
PARCEL 20378-0.021 ACRE
WURZBACH ROAD
COUNTY BLOCK (C.B.) 14257
BEXAR COUNTY, TEXAS

KCI TECHNOLOGIES INC.
ENGINEERS, SURVEYORS AND PLANNERS
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
PHONE: (210) 641-9999 FAX: (210) 641-6440



Name: Standard : 7

North: 13746430.3276' East: 2110934.3621'

Segment #1 : Line

Course: N48°36'20"W Length: 4.05'

North: 13746433.0056' East: 2110931.3239'

Segment #2 : Line

Course: N41°23'40"E Length: 185.00'

North: 13746571.7880' East: 2111053.6531'

Segment #3 : Line

Course: N89°15'06"E Length: 18.30'

North: 13746572.0270' East: 2111071.9515'

Segment #4 : Line

Course: S41°23'59"W Length: 20.48'

North: 13746556.6647' East: 2111058.4079'

Segment #5 : Line

Course: N48°36'01"W Length: 9.50'

North: 13746562.9471' East: 2111051.2819'

Segment #6 : Line

Course: S41°23'59"W Length: 176.81'

North: 13746430.3194' East: 2110934.3559'

Perimeter: 414.14' Area: 0.021acres

Error Closure: 0.0102 Course: S36°47'09"W

Error North: -0.00818 East: -0.00612

Precision 1: 40601.96