

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N43°32'22"E	38.92'
L2	S16°32'33"E	29.14'

LEGEND

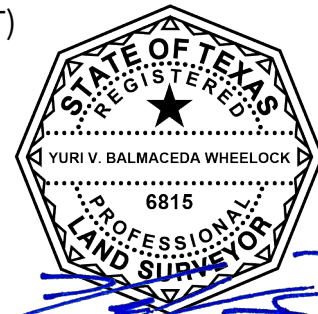
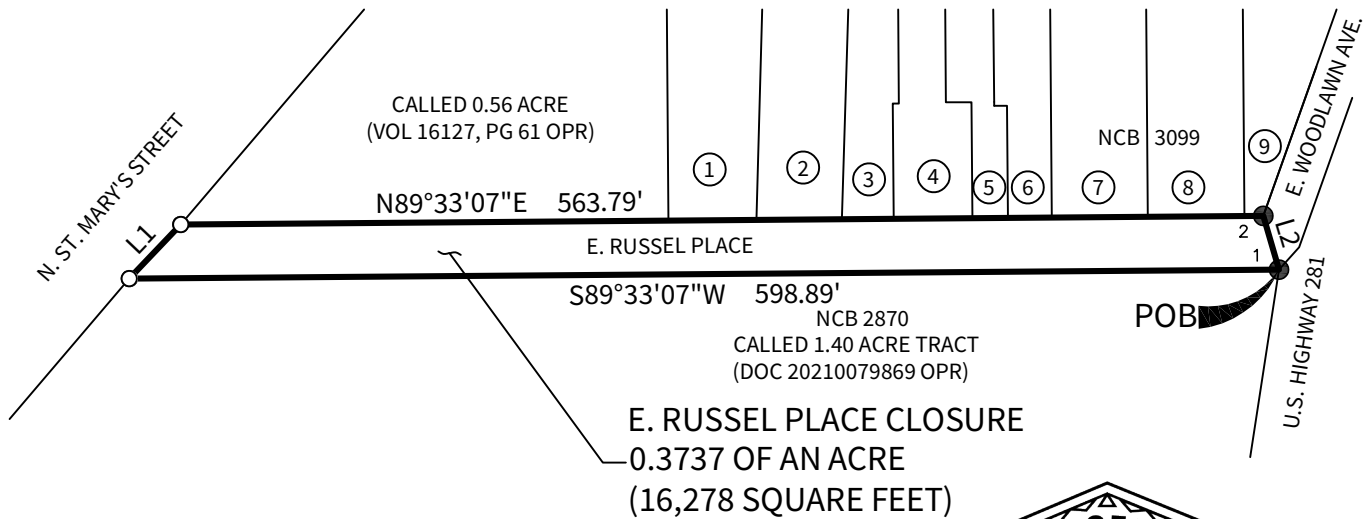
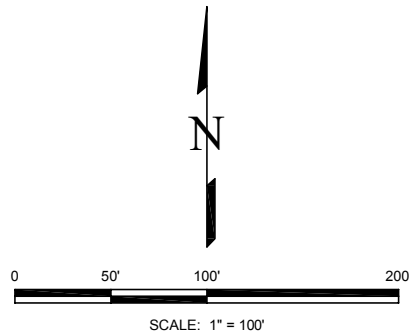
POB = POINT OF BEGINNING
 OPR = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 VOL = VOLUME
 PG = PAGE
 DOC = DOCUMENT
 NCB = NEW CITY BLOCK

MONUMENT LEGEND

- 1 = 1/2" IRON ROD "FLORES" CAP
 2 = 1/2" IRON ROD

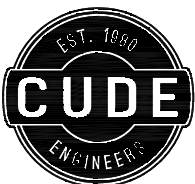
KEY LEGEND

- ① LOT 87, BLOCK 2, NCB 3099 (DOC 20200084214 OPR)
 ② CALLED 0.12 ACRE (DOC 20200084215 OPR)
 ③ CALLED 0.072 ACRE (VOL 18538, PG 432 OPR)
 ④ OUT OF LOTS 89 AND 90 (DOC 20230062962 OPR)
 ⑤ CALLED 0.059 ACRE (DOC 20230062962 OPR)
 ⑥ CALLED 0.212 ACRE (DOC 20030177355 OPR)
 ⑦ LOT 91, BLOCK 2, NCB 3099 (DOC 20180172601 OPR)
 ⑧ LOT 92, BLOCK 2, NCB 3099 (VOL 16060, PG 601 OPR)
 ⑨ OUT OF LOT 93 (DOC 20190261254 OPR)



NOTE:

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011), ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00017.

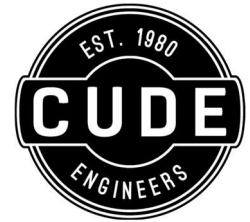


CUDE ENGINEERS
 4122 POND HILL RD. • SUITE 101
 SAN ANTONIO, TEXAS 78231
 T:210.681.2951 • F:210.523.7112
 WWW.CUDEENGINEERS.COM
 TBPELS FIRM #10048500
 TBPE FIRM #455

EXHIBIT OF 0.3737 OF AN ACRE (16,278 SQUARE FEET)

BEING A PORTION OF THE RIGHT-OF-WAY OF E. RUSSEL PLACE
 SITUATED BETWEEN NEW CITY BLOCK 2870 AND NEW CITY BLOCK
 3099 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

PROJECT NO.: 04026.000 DATE: 05-14-24 BY: DLT PM: YVB PAGE: 1 OF 1



**LEGAL DESCRIPTION
0.3737 OF AN ACRE OF LAND**

0.3737 OF AN ACRE (16,278 SQUARE FEET) OF LAND BEING A PORTION OF THE RIGHT-OF-WAY OF E. RUSSEL PLACE SITUATED BETWEEN NEW CITY BLOCK 2870 AND NEW CITY BLOCK 3099 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 0.3737 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2" IRON ROD WITH "FLORES" CAP ON THE SOUTH RIGHT-OF-WAY LINE OF E. RUSSEL PLACE, AT THE NORTHEAST CORNER OF A CALLED 1.40 ACRE TRACT DESCRIBED IN DOCUMENT 20210079869 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AND THE NORTH LINE OF NEW CITY BLOCK 2870;

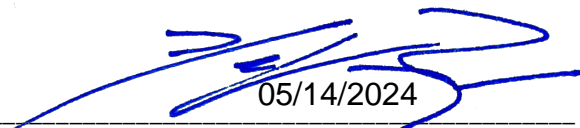
THENCE, S 89°33'07" W, ALONG AND WITH SAID SOUTH RIGHT-OF-WAY LINE OF E. RUSSEL PLACE, THE NORTH LINE OF SAID 1.40 ACRE TRACT AND SAID NEW CITY BLOCK 2870, A DISTANCE OF 598.89 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP AT THE NORTHWEST CORNER OF SAID 1.40 ACRE TRACT AND THE NORTHWEST CORNER OF SAID NEW CITY BLOCK 2870, THE EAST RIGHT-OF-WAY LINE OF ST. MARY'S STREET;

THENCE, N 43°32'22" E, OVER AND ACROSS SAID E. RUSSEL PLACE, A DISTANCE OF 38.92 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP AT THE SOUTHWEST CORNER OF A CALLED 0.56 ACRE TRACT DESCRIBED IN VOLUME 16127, PAGE 61 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE SOUTHWEST CORNER OF SAID NEW CITY BLOCK 3099;

THENCE, N 89°33'07" E, ALONG AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID E. RUSSEL PLACE AND THE SOUTH LINE OF SAID NEW CITY BLOCK 3099, A DISTANCE OF 563.79 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAID NEW CITY BLOCK 3099, THE WEST RIGHT-OF-WAY LINE OF E. WOODLAWN AVENUE;

THENCE, S 16°32'33" E, OVER AND ACROSS SAID E. RUSSEL PLACE, A DISTANCE OF 29.14 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.3737 OF AN ACRE OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.00017.


05/14/2024
YURI V. BALMACEDA WHEELOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815
CUDE ENGINEERS
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TEXAS 78231
TBPELS FIRM NO. 10048500
TBPE FIRM NO. 455
JOB NO. 04026.000

