

**FIELD NOTES**

**ROW ACQUISITION PARCEL NO. 20374**

**0.049 OF AN ACRE TRACT OF LAND (2,150 sq. ft.)**

**BEING 0.049 of an Acre (2,150 Square Feet) Parcel of land** being the remainder of Lot 1, Block 1, NCB 16726 City of San Antonio, Bexar County, Texas, Reed Subdivision, Unit Two, according to plat thereof recorded in Volume 8500, Page 178 of the Bexar County Deed and Plat Records (B.C.D.P.R.). Said 0.049-Acre Tract (2,150 Square Feet) being more particularly described by metes and bounds as follows:

**COMMENCING** at a point in the northeast Right-Of-Way (R.O.W.) line of Vance Jackson Road, 86 feet wide per volume 8500, page 178 B.C.D.P.R. width varying as occupied, being the southwest corner of the Remainder of said Lot 1 of Reed Subdivision, the southeast corner of Lot 2, Block 1, NCB16726 of the vacating and resubdivision plat of Reed Subdivision as set forth in volume 8700, page 155 B.C.D.P.R., from which a found magnetic nail bears North 42°10' East a distance of 1.4 feet. Said corner having coordinates of North 13,746,833.38' and East 2,110,933.14';

**THENCE South 51 Deg. 09 Min. 49 Sec. East**, along the existing northeast R.O.W. line of said Vance Jackson Road, a **Distance of 146.93 Feet** to a set 1/2" iron rod with plastic cap stamped "KCI" (set I.R.) at the north end of a proposed cutback corner at the intersection of the northeast R.O.W. line of said Vance Jackson Road and the proposed North R.O.W. line of Wurzbach Road, for the Southwest corner and **Point of Beginning** of the herein described tract. Having coordinates of North 13,746,741.24' and East 2,111,047.59';

**THENCE** departing the northeast R.O.W. line of said Vance Jackson Road, across the remainder of said Lot 1 along the proposed north R.O.W. line of Wurzbach road, being the west line of the herein described tract the following calls and distances:

- **South 74 Deg. 57 Min. 17 Sec. East, a Distance of 20.64 Feet** to a set I.R. for the south end of said cutback corner and an angle point in the west line of the herein described tract;
- **North 42 Deg. 24 Min. 48 Sec. East, a Distance of 54.87 Feet** to a set I.R. for an angle point;
- **South 47 Deg. 35 Min. 12 Sec. East, a Distance of 8.50 Feet** to a set I.R., for an angle point;
- **North 42 Deg. 24 Min. 48 Sec. East, a Distance of 102.57 Feet** to a set I.R. the intersection of the proposed north R.O.W. line of said Wurzbach Road with the common line of said Lot 1 and Lot 4, Block 1, NCB 16726 of Sergio's Subdivision, a subdivision of land as set forth in volume 9537, page 99 B.C.D.P.R., being the northwest corner of the herein described tract;

**THENCE South 47 Deg. 47 Min. 24 Sec. East < South 47 Deg. 31 Min. 43 Sec. East>**, along the south line of said Lot 4, a **Distance of 10.45 Feet** to a point in the existing north R.O.W. line of Wurzbach Road, 86 feet wide per volume 8500, page 178 B.C.D.P.R. width varies as occupied, being the common south corner of said Lots 1 and 4 and the southeast corner of the herein described tract, from which a found 1/2 inch iron rod bears North 47°17' E West a distance of 0.7 feet;

**THENCE, South 42 Deg. 43 Min. 00 Sec. West**, along the existing north R.O.W. line of said Wurzbach road, a **Distance of 141.34 feet <139.86 Feet>**, to a point of curvature of a curve to the right at the intersection of the existing north R.O.W. line of said Wurzbach Road and the northeast R.O.W. line of said Vance Jackson Road and the southeast corner of the herein described tract, from which a found 1/2 inch iron rod bears North 39 Deg. 58 Min. East a Distance of 1.4 Feet;

**THENCE** in a southwesterly direction, along said curve to the right at the intersection of northeast R.O.W. line of said Vance Jackson Road and the existing north R.O.W. line of said Wurzbach Road, Having a radius of 25.00 Feet, a central angle of 86°07'06", a chord bearing South 85°46'33" West, a chord length of 34.14, for an arc distance of 37.58 feet a set I.R. for a point of tangency at the intersection of the northeast R.O.W. line of said Vance Jackson Road and the north R.O.W. line of said Wurzbach Road and the south line of the herein described tract;

**THENCE North 51 Deg. 09 Min. 54 Sec. West**, along the northeast R.O.W. line of said Vance Jackson Road, a **Distance of 13.13 Feet** to the **Point of Beginning** of the herein described **0.049 of an Acre (2,1450 Square Feet) Parcel 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



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

1/31/2023





| LINE DATA |                |        |  |
|-----------|----------------|--------|--|
| LINE      | BEARING        | LENGTH |  |
| L1        | S 74°57'17" E  | 20.64' |  |
| L2        | N 42°24'48" E  | 54.87' |  |
| L3        | S 47°35'12" E  | 8.50'  |  |
| L4        | S 47°47'24" E  | 10.45' |  |
| L5        | <S47°31'43" E> | N/A    |  |
|           |                | 13.13' |  |

| CURVE DATA |             |        |             |
|------------|-------------|--------|-------------|
| CURVE      | Δ           | RADIUS | LENGTH      |
| C2         | 86°07'06" L | 25.00' | 37.58'      |
|            |             |        | 85°46'33" W |
|            |             |        | 34.14'      |

P.O.C.  
NORTHWEST CORNER  
OF 0.708 OF AN ACRE  
N = 13,746,741.24  
E = 2,111,047.39  
FOUND MAGNETIC NAIL  
BEARS N42°10'E 1.4'

VANCE JACKSON ROAD  
(86' WIDE AS PER VOLUME 8500, PAGE 178,  
B.C.D.P.R.)  
(WIDTH VARIES AS OCCUPIED)

P.O.B. PARCEL  
20374  
SET 1/2" IRON ROD  
WITH BLUE CAP  
STAMPED "KCI"  
N = 13,746,741.24  
E = 2,111,047.39

#### LEGEND

- P.R.B.C. - OFFICIAL PUBLIC RECORDS
- B.C.C.F. - BEAR COUNTY CLERK'S FILE
- B.C.D.P.R. - BEAR COUNTY DEED & PLAT RECORDS
- B.C.D.R. - BEAR COUNTY DEED RECORDS
- ⊠ B.C.D.R. - BEAR COUNTY CONDOMINIUM RECORDS
- PROPERTY LINE
- FOUND 5/8" IR. W/TXDOT ALUM CAP
- SET 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KCI"
- ⊙ FOUND PROPERTY CORNER (AS DESCRIBED)
- < > CALL

GABIMAR ENTERPRISES INC. A TEXAS CORPORATION  
VOLUME 6970, PAGE 0881,  
B.C.D.R.

REMAINDER  
LOT 1, BLOCK 1,  
NCB-16726  
REED SUBDIVISION UNIT TWO  
VOLUME 8500, PAGE 178,  
B.C.D.P.R.

10905 WURZBACH ROAD  
SAN ANTONIO, TEXAS 78230

10919 WURZBACH RD. LLC,  
A TEXAS LIMITED LIABILITY CO.  
VOL. 18649, PG. 434,  
B.C.D.R.

LOT 4, BLOCK 1  
NCB 16726,  
SERGIO'S SUBDIVISION  
VOL. 9537, PG. 99,  
B.C.D.P.R.

10919 WURZBACH ROAD  
SAN ANTONIO, TEXAS 78230

PARCEL 20374  
0.049 OF AN ACRE  
2150 SQUARE FEET

PROPOSED R.O.W.  
N42°24'48"E 102.57'  
1.1' PIPE STUB-UP  
15.2' BUILDING  
2.6' PAINT STRIPE  
141.34'  
<139.86'>  
S42°43'00"W  
FND 1/2" IR. ROD  
B N29°58'E 1.4'

WURZBACH ROAD  
(86' WIDE AS PER VOLUME 8500, PAGE 178, B.C.D.P.R.)  
(WIDTH VARIES AS OCCUPIED)

EXISTING ROW

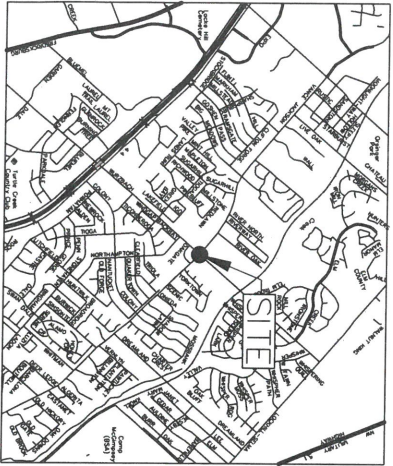
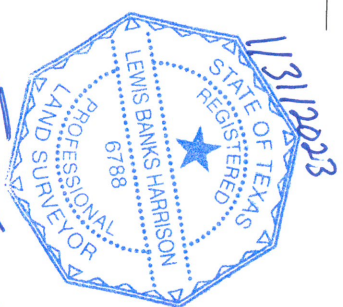
NOTES:  
1. A 1/2" REBAR WITH "KCI" PLASTIC CAP WAS SET AT EACH CORNER UNLESS NOTED OTHERWISE.

2. ALL BEARINGS AND COORDINATES ARE BASED UPON EXISTING PROJECT CONTROL VALUES PROVIDED BY THE CITY OF SAN ANTONIO. ALL MEASUREMENTS ARE IN U.S. SURVEY FEET.

3. FIELD SURVEYS WERE COMPLETED ON JANUARY 13, 2023.

4. ONLY VISIBLE UTILITIES WERE LOCATED AND NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY, OR FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES. PLEASE CONTACT APPROPRIATE AGENCIES.

5. A DESCRIPTION OF EVEN SURVEY DATE ACCOMPANIES THIS SURVEY PLAT.



LOCATION MAP  
N.T.S.

**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

EXHIBIT OF  
PARCEL 20374 - 0.049 OF AN ACRE  
WURZBACH ROAD  
COUNTY BLOCK (C.B.) 14002  
BEXAR COUNTY, TEXAS

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

Name: Standard : 3

North: 13746741.2424'      East: 2111047.5888'

Segment #1 : Line

Course: S74°57'17"E      Length: 20.64'

North: 13746735.8846'      East: 2111067.5212'

Segment #2 : Line

Course: N42°24'48"E      Length: 54.87'

North: 13746776.3950'      East: 2111104.5296'

Segment #3 : Line

Course: S47°35'12"E      Length: 8.50'

North: 13746770.6620'      East: 2111110.8052'

Segment #4 : Line

Course: N42°24'48"E      Length: 102.57'

North: 13746846.3893'      East: 2111179.9860'

Segment #5 : Line

Course: S47°47'24"E      Length: 10.45'

North: 13746839.3684'      East: 2111187.7262'

Segment #6 : Line

Course: S42°43'00"W      Length: 141.34'

North: 13746735.5235'      East: 2111091.8449'

Segment #7 : Curve

Length: 37.58'      Radius: 25.00'

Delta: 086°07'06.00"      Tangent: 23.36'

Chord: 34.14'      Course: S85°46'33"W

Course In: N47°17'00"W      Course Out: S38°50'06"W

RP North: 13746752.4828'      East: 2111073.4769'

End North: 13746733.0088'      East: 2111057.7976'

Segment #8 : Line

Course: N51°09'54"W      Length: 13.13'

North: 13746741.2423'      East: 2111047.5699'

Perimeter: 389.08'      Area: 0.049acres

Error Closure:      0.0188      Course: S89°53'04"W

Error North:      -0.00004      East: -0.01882

Precision 1: 20512.77