

METES AND BOUNDS DESCRIPTION OF A 0.03 ACRE (1,511.225 SQ. FT.) VACATED AREA

BEING A 0.03 ACRE (1,511.225 SQ. FT.) TRACT OF LAND SITUATED IN THE SAN ANTONIO TOWN TRACT ABSTRACT NO. 20, BEXAR COUNTY, TEXAS, BEING A PORTION OF A TRACT TO THE CITY OF SAN ANTONIO DESCRIBED IN RECORDED IN VOLUME 937, PAGE 37 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW "SAM" CAP FOUND AT THE SOUTH CORNER OF TRACT 2 (0.513 ACRE), DESCRIBED IN A DEED RECORDED IN VOLUME 7112, PAGE 1068 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

THENCE: SOUTH 23° 53' 15" WEST, A DISTANCE OF 17.72' TO A CALCULATED POINT ON THE NORTH RIGHT OF WAY LINE OF E. CESAR E. CHAVAZ BLVD. (VARIABLE WIDTH);

THENCE: NORTH 64° 11' 19" WEST, WITH SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 72.18' TO A 1/2" IRON ROD FOUND ON SAID NORTH RIGHT OF WAY LINE, SAME BEING THE SOUTH CORNER OF TRACT 3 (7,298 SQ. FT.), DESCRIBED IN A DEED RECORDED IN VOLUME 7112, PAGE 1068 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE: 28.71 FEET WITH THE CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A DELTA OF 82° 14' 31" TO A 1/2" IRON ROD FOUND AT THE WEST CORNER OF SAID TRACT 2, SAME BEING ON THE EAST LINE OF SAID TRACT 3, FROM WHICH A 1/2" IRON ROD FOUND AT A NORTH CORNER OF SAID TRACT 2, SAME BEING THE EAST CORNER OF SAID TRACT 3, BEARS NORTH 24° 28' 17" EAST A DISTANCE OF 114.89';

THENCE: SOUTH 64° 41' 38" EAST, WITH THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 91.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.03 ACRE (1,511.225 SQUARE FEET) OF LAND, MORE OR LESS.

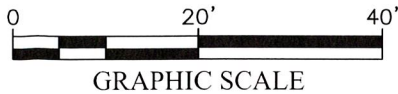
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), SOUTH CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES IN US SURVEY FEET WITH A COMBINED SCALE FACTOR OF 0.9998378350.



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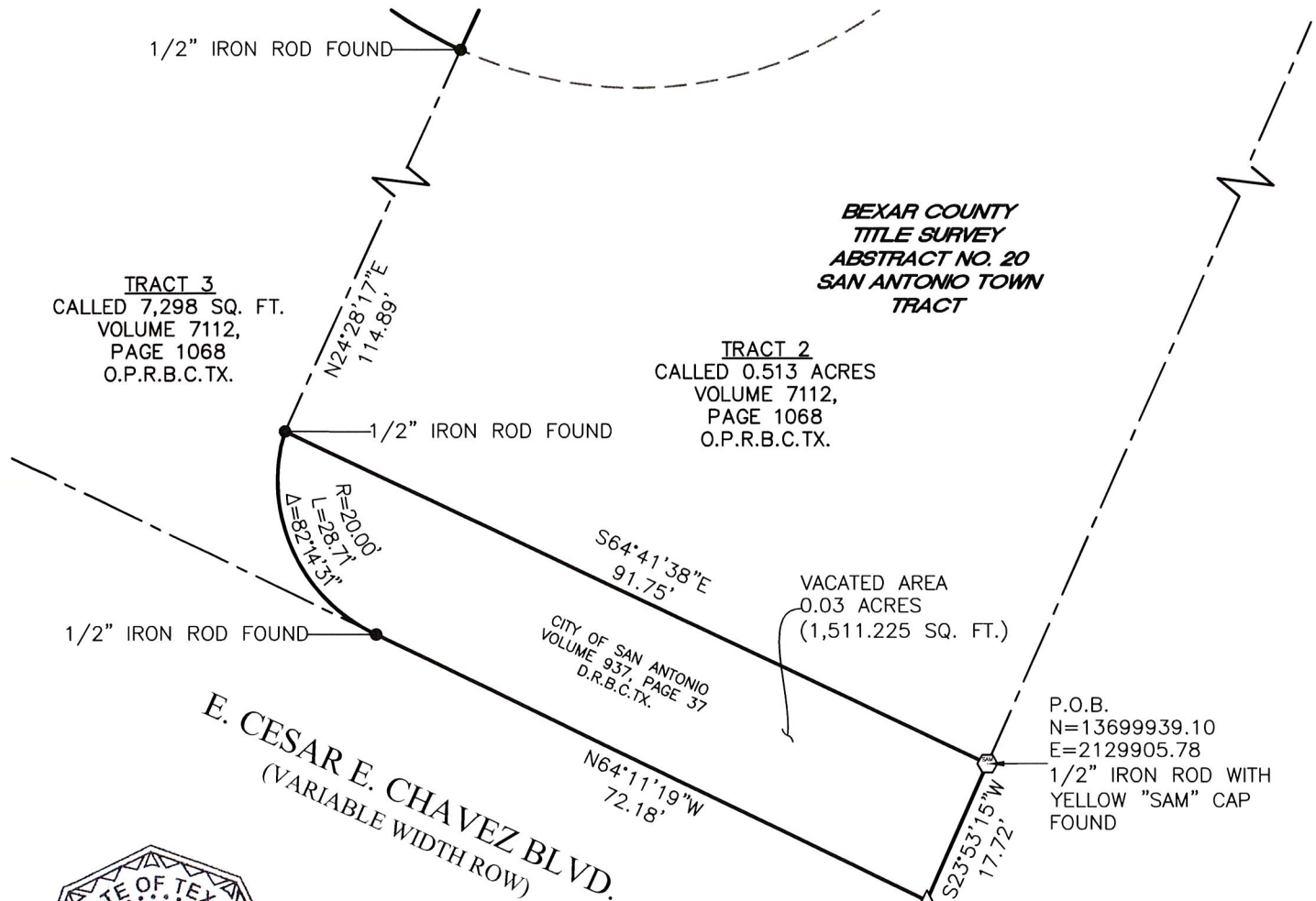
Christopher R. Garza 3/9/2021

CHRISTOPHER R. GARZA DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6564 – STATE OF TEXAS



**EXHIBIT
VACATED AREA
0.03 ACRES (1,511.225 SQ. FT.)
ABSTRACT 20
SAN ANTONIO TOWN TRACT
BEXAR COUNTY, TEXAS**

TEXAS STATE PLANE GRID
CENTRAL ZONE



Christopher R. Garza 3/9/2021

CHRISTOPHER R. GARZA
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6564
TEXAS FIRM REGISTRATION NO. 10064300

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON NAD83 TEXAS STATE PLANE, "SOUTH CENTRAL ZONE", COORDINATE SYSTEM AND ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES IN US SURVEY FEET WITH A COMBINED SCALE FACTOR OF 0.9998378350.

LEGEND

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
	1/2" IRON ROD WITH YELLOW "SAM" CAP FOUND
	1/2" IRON ROD FOUND
	CALCULATED POINT
D.R.B.C.TX.	DEED RECORDS, BEXAR COUNTY, TEXAS
	BOUNDARY LINE
	PARCEL LINE
	EASEMENT LINE

JOB NUMBER:55616
DATE:02/24/2021
SCALE:1"=20'
SURVEYOR:GARZA
TECHNICIAN:POPPEN
DRAWING:AUBREY COMMERCIAL VAC AREA P3



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PROJECT: VACATED AREA PART 3
AUBREY COMMERCIAL

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