

**METES AND BOUNDS DESCRIPTION
FOR A 1.113 ACRE TRACT - A PORTION OF TEXAS AVENUE TO BE CLOSED**

Being a 1.113 acre (48,523 Sq. ft.) tract, a portion of Texas Avenue, between Williams Avenue and Alexander Avenue and adjacent to Woodlawn Park, said portion of the road being described is the original location of the road that is not currently in use as a road due to a pond and the Alazan Creek flood control channel easement passing through it. The portion on the West side of Alazan Creek had move approximately 100 feet South in the Resubdivision of Lots 1-20 Inclusive, CB 2041, recorded in Volume 980, Page 169 of the Bexar County Deed Records;

BEGINNING at a ½" iron rod with cap "HMT" set at the Southeast intersection of Texas Ave. (original location) and Williams Avenue, from which a brick column for the Northeast corner of Lot 26, Block 15, NCB 2039 bears North 84°07'28"West, a distance of 55.60 feet;

THENCE with the across Texas Avenue, North 05°47'41"East, a distance of 60.00 feet to a ½" iron rod with cap "HMT" set at the Northeast intersection of Texas Avenue and Williams Avenue for the Southwest corner of Block D, NCB 2027, a portion of Woodlawn Park;

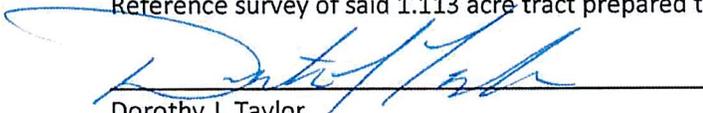
THENCE with the North line of Texas Avenue (original location) and the South line of said Block D, South 84°07'28"East, across Alazan Creek, a distance of 808.77 feet to a ½" iron rod with cap "HMT" set for the Northwest corner of the dead end portion of Texas Avenue and the Northeast corner of the portion to be closed;

THENCE across Texas Avenue, South 05°52'32"West, a distance of 60.00 feet to a ½" iron rod with cap "HMT" set for the Southwest corner of the dead end portion of Texas Avenue and the Southeast corner of the portion to be closed, from which a 5/8" iron rod found for the Northeast corner of a 0.3747 of an acre tract conveyed to San Antonio River Authority bears South 84°04'14"East 40.00 feet;

THENCE along the South line of Texas Avenue (original location) North 84°07'28"West with the North line of said 0.3747 of an acre tract, at a distance of 158.99 passing the Northwest corner of said 0.3747 of an acre tract and the Northeast corner of Hamilton Avenue, at 210.02 feet passing the Northwest corner of Hamilton Avenue and the North line of Lots 21,22,23 & 24, Block 14, NCB 2041, conveyed to San Antonio River Authority in Volume 5221, Page 799 of the Bexar County Deed Records, and continuing in all a total distance of 808.68 feet to the POINT OF BEGINNING and containing a 1.113 acre tract in Bexar County, Texas.

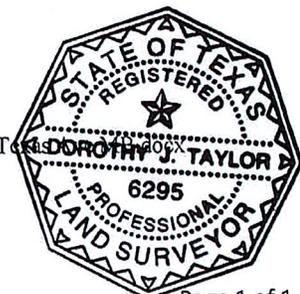
Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83. Surveyed this the 21st day of November, 2019. Revised May 16, 2022. Revised June 6, 2022.

Reference survey of said 1.113 acre tract prepared this same date.


Dorothy J. Taylor
Registered Professional Land Surveyor No.6295

6-6-22

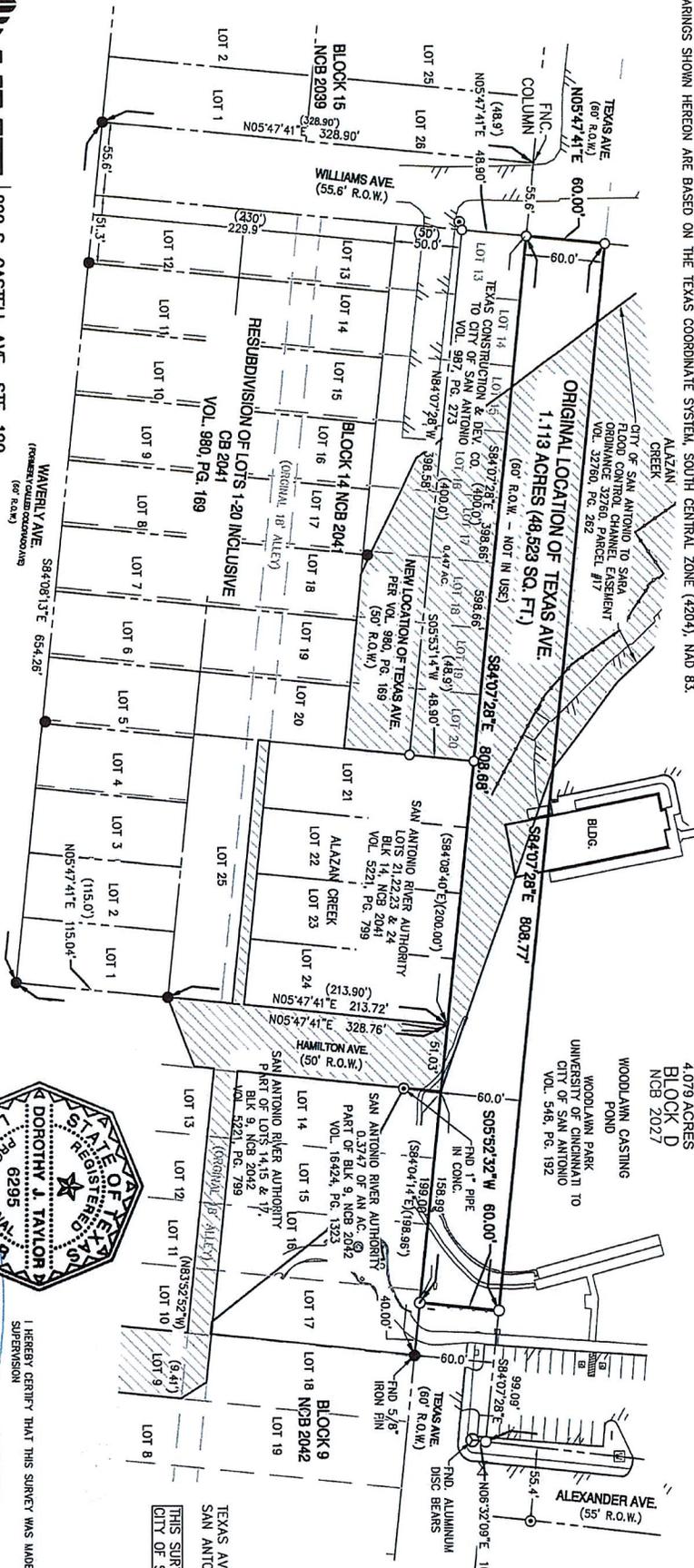
S:\Projects\211 - Douglas Architecture\002 - Woodlawn Lake Recreation Center\M&B\211.002 Text\DOROTHY J. TAYLOR



1.113 ACRES OF LAND, BEING THE PORTION OF TEXAS AVENUE, NO LONGER IN USE BETWEEN WILLIAMS AVENUE AND ALEXANDER AVENUE, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SURVEY NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.



SCALE: 1"=100'



- LEGEND:**
- = FIND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/ CAP STAMPED "HMT"
 - ⊙ = SET MAG SPIKE
 - = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - () = RECORD CALLS



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TYPE FIRM F-10961
TBPLS FIRM 10153600



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION
THIS 21ST DAY OF NOVEMBER, 2019
DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

THIS SURVEY IS CERTIFIED TO CITY OF SAN ANTONIO