

LOCATION MAP
N.T.S.

EXHIBIT

FOR A 0.385 OF AN ACRE

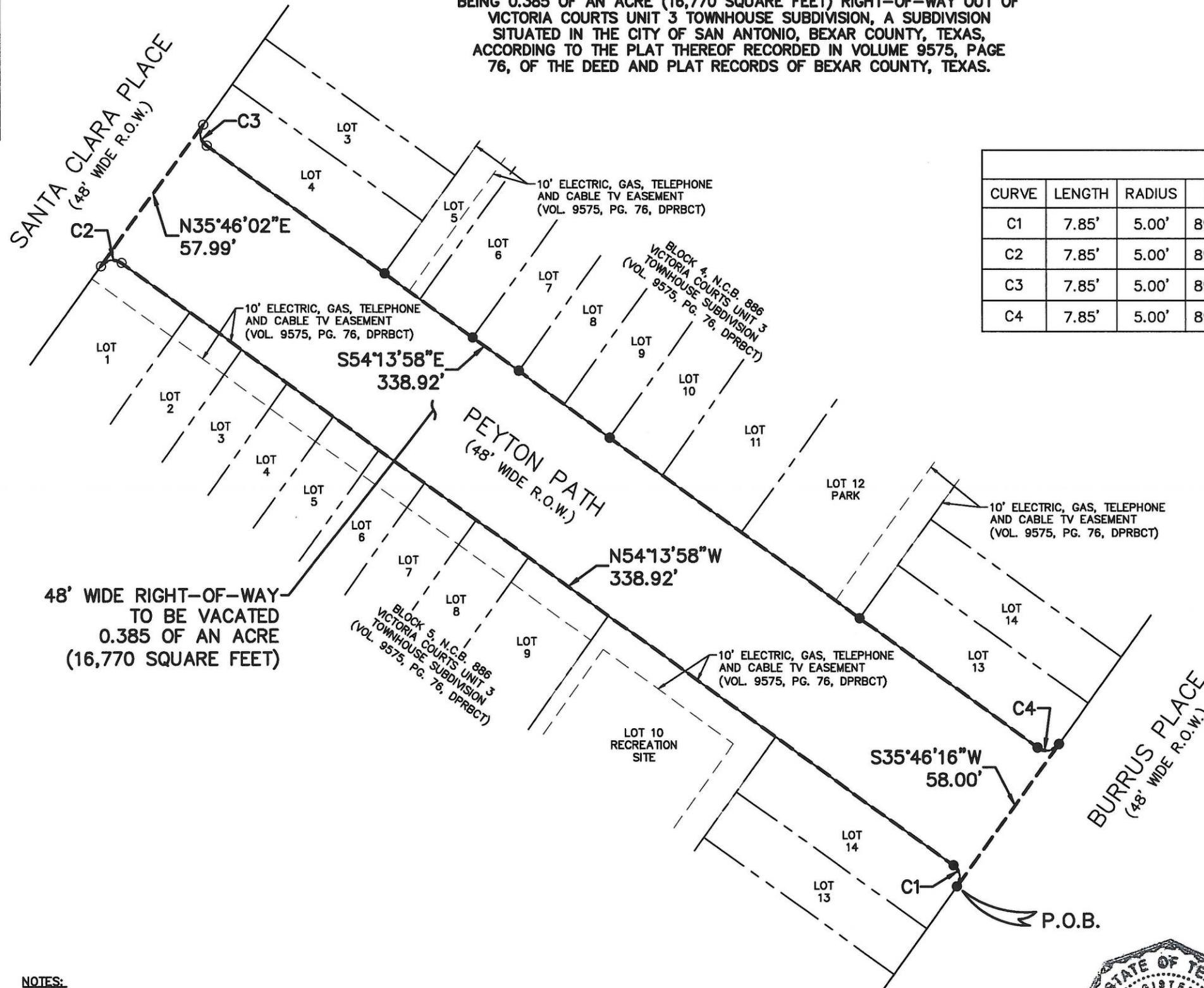
(48' WIDE RIGHT-OF-WAY TO BE VACATED)

BEING 0.385 OF AN ACRE (16,770 SQUARE FEET) RIGHT-OF-WAY OUT OF VICTORIA COURTS UNIT 3 TOWNHOUSE SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9575, PAGE 76, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND:

- = FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- () = RECORD INFORMATION
- DPRBCT = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- = EASEMENT CORNER
- P.O.B. = POINT OF BEGINNING

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	7.85'	5.00'	89°57'16"	5.00'	7.07'	N09°12'36"W
C2	7.85'	5.00'	89°57'16"	5.00'	7.07'	S80°47'24"W
C3	7.85'	5.00'	89°57'16"	5.00'	7.07'	S09°15'21"E
C4	7.85'	5.00'	89°57'16"	5.00'	7.07'	N80°47'24"E



SCALE: 1"=40'



5151 W. SH 46
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DATE: APRIL 2022 JOB: BRD442

NOTES:

- BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
- THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



STATE OF TEXAS
COUNTY OF COMAL

THIS 18th DAY OF APRIL 2022

Drew A. Mawyer
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



METES AND BOUNDS DESCRIPTION
FOR A
0.385 OF AN ACRE TRACT OF LAND
(48' WIDE RIGHT-OF-WAY TO BE VACATED)

BEING a 0.385 of an acre, or 16,770 square feet, tract of land out of Victoria Courts Unit 3 Townhouse Subdivision, a subdivision situated in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 9575, Page 76, of the Deed and Plat Records of Bexar County, Texas, and said 0.385 of an acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin found at the Southerly end of a cutback line between the Northwestern Right-of-Way (R.O.W.) line of Burrus Place (a 48' wide R.O.W.) and the Southwesterly R.O.W. line of Peyton Path (a 48' wide R.O.W.), being the most Easterly Southeast corner of Lot 14, Block 5, New City Block 886, of said Victoria Courts Unit 3 Townhouse Subdivision, being at the beginning of a curve to the left, and being the most Southerly Southeast corner of this herein described tract of land;

THENCE with the cutback line between said Burrus Place and said Peyton Path, the Southeasterly line of said Lot 14, and with said curve to the left, having an arc length of 7.85 feet, a radius of 5.00 feet, a delta angle of 89° 57' 16", a tangent length of 5.00 feet, and a chord bearing and distance of N 09° 12' 36" W, 7.07 feet to a ½" iron pin found at the Northerly end of the cutback line between said Burrus Place and said Peyton Path, being a Southeasterly corner of said Lot 14, and being a Southeasterly corner of this herein described tract of land;

THENCE with the Southwesterly R.O.W. line of said Peyton Path, with the Northeasterly line of said Lot 14, and with the Northeasterly lines of Lots 1 through 10, Block 5, New City Block 886, of said Victoria Courts Unit 3 Townhouse Subdivision, N 54° 13' 58" W, a distance of 338.92 feet to a point at the Easterly end of a cutback line between the Southwesterly R.O.W. line of said Peyton Path and the Southeasterly R.O.W. line of Santa Clara Place (a 48' wide R.O.W.), being a Northerly corner of said Lot 1, being at the beginning of a curve to the left, and being a Northwesternly corner of this herein described tract of land;

THENCE with the cutback line between said Peyton Path and said Santa Clara Place, with the Northerly line of said Lot 1, and with said curve to the left, having an arc length of 7.85 feet, a radius of 5.00 feet, a delta angle of 89° 57' 16", a tangent length of 5.00 feet, and a chord bearing and distance of S 80° 47' 24" W, 7.07 feet to a point at the Westerly end of the cutback line between said Peyton Path and said Santa Clara Place, being a Northerly corner of said Lot 1, and being the most Westerly Northwest corner of this herein described tract of land;

THENCE departing the Northerly corner of said Lot 1, and across and through the R.O.W. of said Peyton Path, N 35° 46' 02" E, a distance of 57.99 feet to a point at the Northerly end of a cutback line between the Northeasterly R.O.W. line of said Peyton Path and the Southeasterly R.O.W. line of said Santa Clara Place, being the most Westerly Northwest corner of Lot 4, Block 4, New City Block 886, of said Victoria Courts Unit 3 Townhouse Subdivision, being at the beginning of a curve to the left, and being the most Northerly Northwest corner of this herein described tract of land;

THENCE with the cutback line between said Peyton Path and said Santa Clara Place, the Westerly line of said Lot 4, and with said curve to the left, having an arc length of 7.85 feet, a radius of 5.00 feet, a delta angle of 89° 57' 16", a tangent length of 5.00 feet, and a chord bearing and distance of S 09° 15' 21" E, 7.07 feet to a point at the Southerly end of the cutback line between said Peyton Path and said Santa Clara Place, being a Northwesternly corner of said Lot 4, and being a Northwesternly corner of this herein described tract of land;

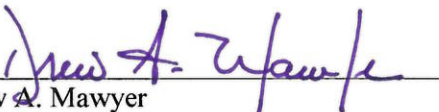
THENCE with the Northeasterly R.O.W. line of said Peyton Path, the Southwesterly line of said Lot 4, and with the Southwesterly lines of Lots 5 through 13, Block 4, New City Block 886, of said Victoria Courts Unit 3 Townhouse Subdivision, S 54° 13' 58" E, a distance of 338.92 feet to a ½" iron pin found at the most Westerly end of a cutback line between the Northeasterly R.O.W. line of said Peyton Path and the Northwesterly R.O.W. line of aforementioned Burrus Place, being a Southeasterly corner of said Lot 13, same being at the beginning of a curve to the left, and being a Southeasterly corner of this herein described tract of land;

THENCE with the cutback line between said Peyton Path and said Burrus Place, with the Southeasterly line of said Lot 13, and with said curve to the left, having an arc length of 7.85 feet, a radius of 5.00 feet, a delta angle of 89° 57' 16", a tangent length of 5.00, and a chord bearing and distance of N 80° 47' 24" E, 7.07 feet to a ½" iron pin found at the Easterly end of the cutback line between said Peyton Path and said Burrus Place, being a Southeasterly corner of said Lot 13, and being the most Easterly Southeast corner of this herein described tract of land;

THENCE departing the Southeasterly corner of said Lot 13, and across and through the R.O.W. of said Peyton Path, S 35° 46' 16" W, a distance of 58.00 feet to the POINT OF BEGINNING, and containing 0.385 of an acre of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D. 1983.

Exhibit prepared this the 18th day of April, 2022.


Drew A. Mawyer

Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
BRD442- VC UNIT 3- BLK 4 VACATE 1 0.385 AC

