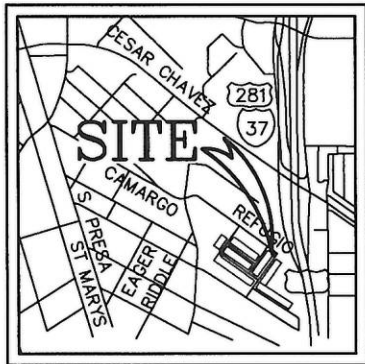


Drawing Name: C:\Users\Jeff\Dropbox (DAM Survey)\Jeff\PROJECTS\BRD\BRD442- VC UNIT 3- BLOCK 6 VACATE 3.dwg User: Jeff Apr 18, 2022 - 2:19pm



LOCATION MAP  
N.T.S.

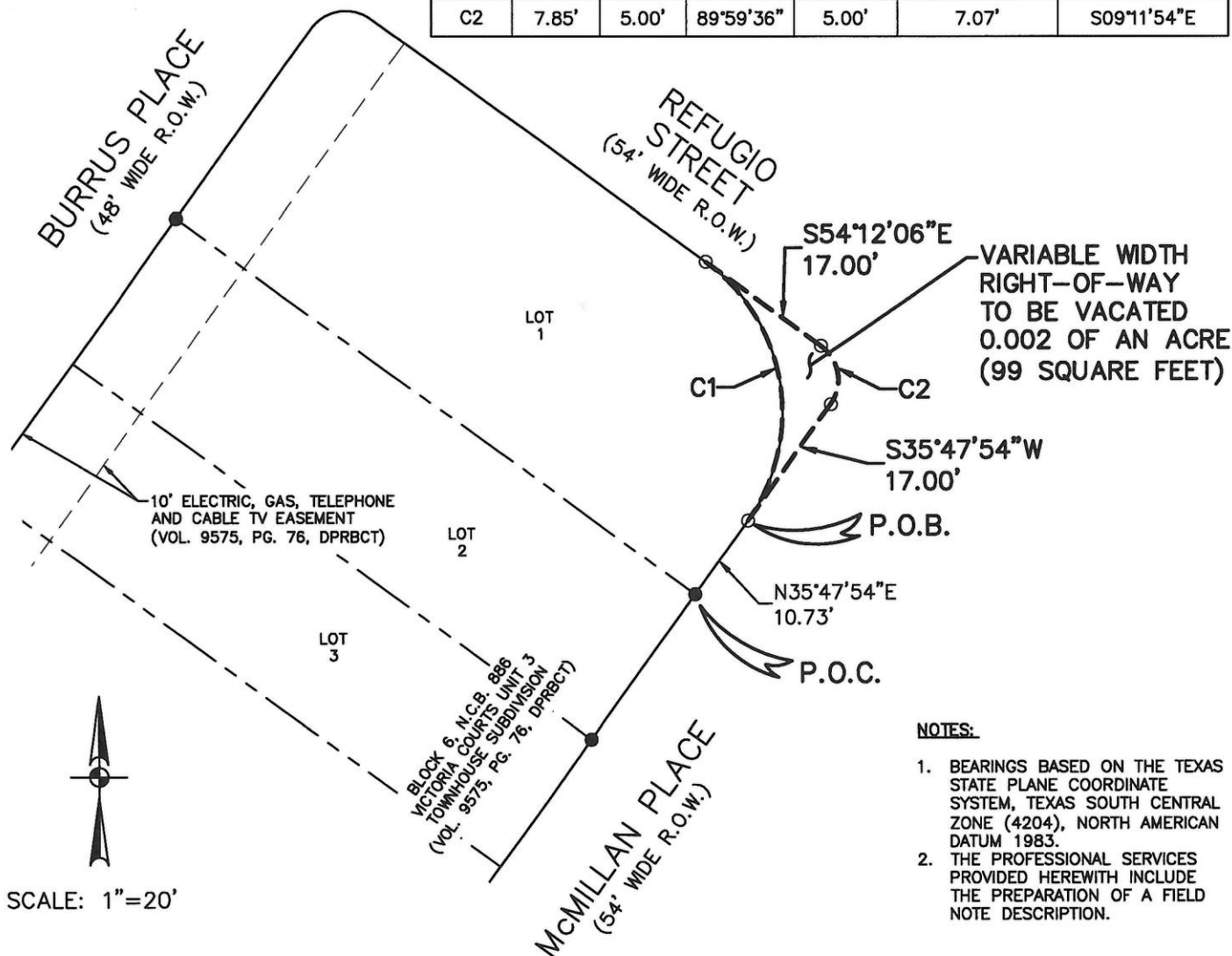
**EXHIBIT**  
**FOR A 0.002 OF AN ACRE**  
**(VARIABLE WIDTH RIGHT-OF-WAY**  
**TO BE VACATED)**

**BEING 0.002 OF AN ACRE (99 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
- P.O.C. = POINT OF COMMENCEMENT

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	34.56'	22.00'	90°00'00"	22.00'	31.11'	N09°12'06"W
C2	7.85'	5.00'	89°59'36"	5.00'	7.07'	S09°11'54"E



**NOTES:**

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

STATE OF TEXAS  
COUNTY OF COMAL

THIS 18<sup>th</sup> DAY OF April 2022

*Drew A. Mawyer*  
DREW A. MAWYER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



5151 W. SH 46  
NEW BRAUNFELS, TX 78132  
PH: 830.730.4449  
DREW@DAM-TX.COM  
FIRM #10191500

DATE: APRIL 2022 JOB: BRD442



METES AND BOUNDS DESCRIPTION  
FOR A  
0.002 OF AN ACRE TRACT OF LAND

(VARIABLE WIDTH RIGHT-OF-WAY TO BE VACATED)

BEING a 0.002 of an acre, or 99 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 0.002 of an acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron pin found in the Northwestern Right-of-Way (R.O.W.) line of McMillan Place (a 54' wide R.O.W.), being the most Southerly Southeast corner of Lot 1, Block 6, New City Block 886, of said Victoria Courts Unit 3 Townhouse Subdivision, and being the most Easterly Southeast corner of Lot 2, Block 6, New City Block 886, of said Victoria Courts Unit 3 Townhouse Subdivision;

THENCE with the Northwestern R.O.W. line of said McMillan Place, and with the Southeasterly line of said Lot 1, N 35° 47' 54" E, a distance of 10.73 feet to a point at the Southerly end of a cutback line between the Northwestern R.O.W. line of said McMillan Place and the Southwesterly R.O.W. line of Refugio Street (a 54' wide R.O.W.), being a Southeasterly corner of said Lot 1, being at the beginning of a curve to the left, and being the most Southerly corner of this herein described tract of land and the POINT OF BEGINNING;

THENCE with the cutback line between the Northwestern R.O.W. line of said McMillan Place and the Southwesterly R.O.W. line of said Refugio Street, with the Easterly line of said Lot 1, and with said curve to the left, having an arc length of 34.56 feet, a radius of 22.00 feet, a delta angle of 90° 00' 00", a tangent length of 22.00 feet, and a chord bearing and distance of N 09° 12' 06" W, 31.11 feet to a point for the Northerly end of the cutback line between the Northwestern R.O.W. line of said McMillan Place and the Southwesterly R.O.W. line of said Refugio Street, same being a Northeasterly corner of said Lot 1, and being the most Northerly corner of this herein described tract of land;

THENCE departing said cutback line, same being the Northeasterly corner of said Lot 1, and across and through the Rights-of-Way of said McMillan Place and said Refugio Street, the following courses:

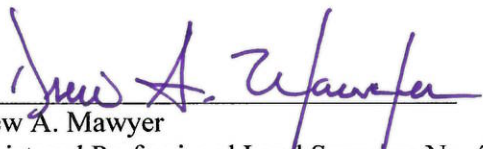
S 54° 12' 06" E, a distance of 17.00 feet to a point for an Easterly corner, and being at the beginning of a curve to the right;

With said curve to the right, having an arc length of 7.85 feet, a radius of 5.00 feet, a delta angle of 89° 59' 36", a tangent length of 5.00 feet, and a chord bearing and distance of S 09° 11' 54" E, 7.07 feet to a point for an Easterly corner;

THENCE continuing across and through the Rights-of-Way of said McMillan Place and said Refugio Street, S 35° 47' 54" W, a distance of 17.00 feet to the POINT OF BEGINNING, and containing 0.002 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 18<sup>th</sup> 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 6 VACATE 3 0.002 AC

