

VICINITY MAP
NOT TO SCALE

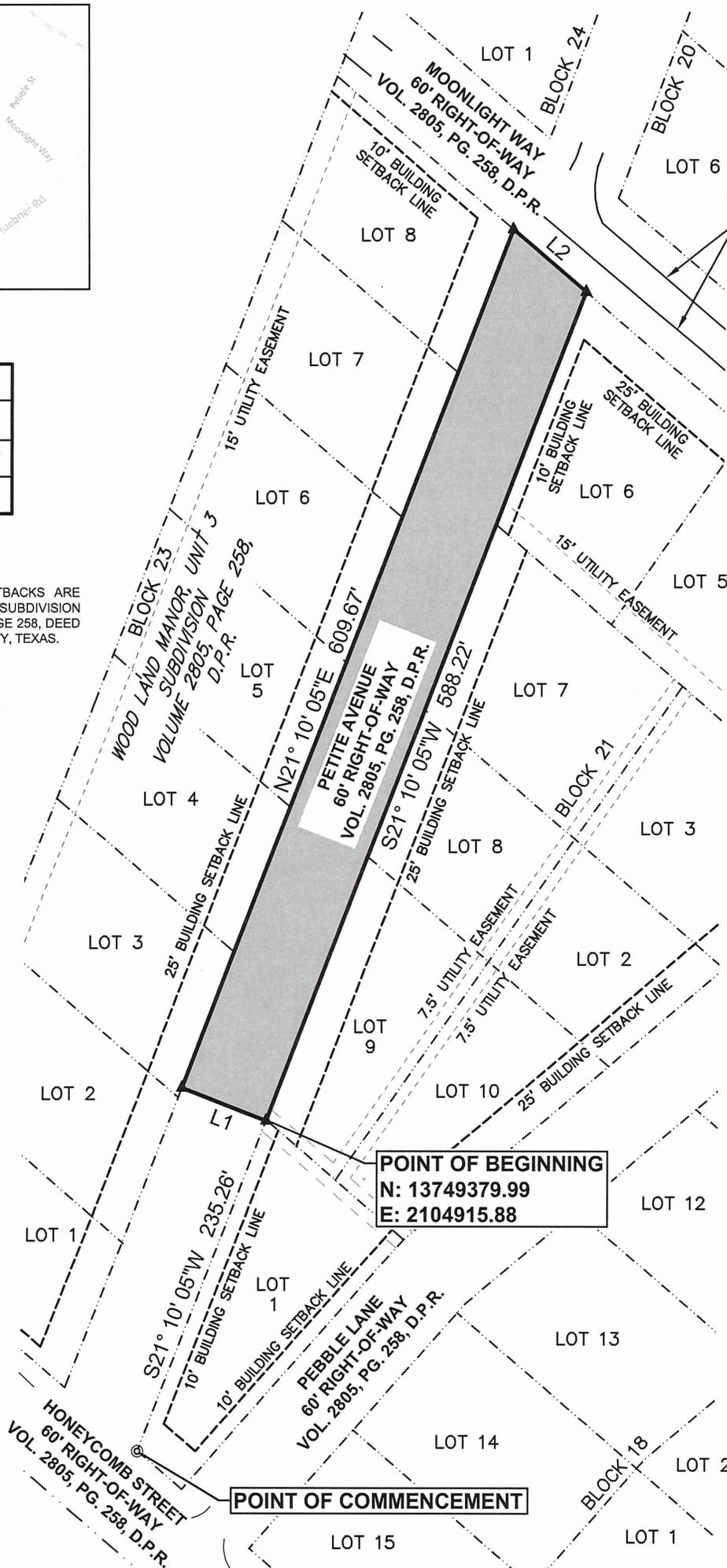
Line Table		
Line #	Length	Direction
L1	60.00	N68° 49' 55"W
L2	63.72	S49° 09' 34"E

NOTE

1. ALL EASEMENTS AND BUILDING SETBACKS ARE PER THE WOOD LAND MANOR, UNIT 3 SUBDIVISION PLAT, RECORDED IN VOLUME 2805, PAGE 258, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- SUBJECT TRACT BOUNDARY
- ADJOINER TRACT BOUNDARY
- BUILDING SETBACK
- EXISTING EASEMENT
- CENTERLINE ROAD
- WOOD FENCE
- D.P.R.
- E.G.T.C.A.
- CALCULATED POINT
- FOUND 1/2" IRON ROD
- FOUND FENCE POST
- SET 1/2" CAPPED IRON ROD STAMPED "DATAPOINT 10194585" UNLESS OTHERWISE NOTED



EDGE OF ASPHALT

SURVEYOR'S CERTIFICATION

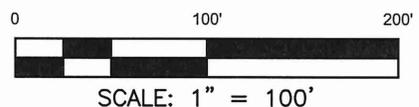
I, MATTHEW TOMERLIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503 OF THE STATE OF TEXAS, DO HEREBY CERTIFY THIS PLAT SHOWS THE RESULTS OF AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION.


 September 14, 2023
 MATTHEW TOMERLIN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
 DATAPOINT SURVEYING AND MAPPING
 FIRM REGISTRATION/LICENSE NO. 10194585



RIGHT-OF-WAY VACATION
AND ABANDONMENT
PETITE AVENUE

Being a 0.825 acre (35,937 Sq. Ft) tract to be closed/vacated and abandoned as a public right-of-way, being a portion of Petite Avenue, in the Wood Land Manor, Unit 3 subdivision, recorded in Volume 2805, Page 258, Plat Records of Bexar County, Texas.



NOTES

1. ALL DISTANCES CONTAINED HEREIN ARE GROUND, BASED UPON AN ON THE GROUND SURVEY PERFORMED DURING SEPTEMBER, 2023.
2. ALL COORDINATES AND BEARINGS CONTAINED HEREIN GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, TEXAS SOUTH CENTRAL ZONE (4204), NAVD88.
3. RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY DATAPOINT SURVEYING AND MAPPING.



12450 Network Blvd. - Suite 155
 San Antonio, TX 78249
 Phone: 726-777-4240
 Firm No. 10194585

EXHIBIT "A"
A METES AND BOUNDS DESCRIPTION OF A 0.825 OF AN ACRE TRACT
TO BE CLOSED/CAVATED AND ABANDONED

A description of a 0.825 of an acre (35,937 sq.ft.) tract to be closed/vacated and abandoned as a public right-of-way, being a portion of Petite Avenue, of the Wood Land Manor, Unit No. 3, Subdivision as recorded in Volume 2805, Page 258, Plat Records, Bexar County, Texas, (P.R.B.C.T.), situated in the B.B.B. & C.R.R.CO. SURVEY NO. 400, ABSTRACT NO. 99, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the Northeast intersection of Honey Comb Drive, a 60-foot Right-of-Way, and Petite Avenue, a 60-foot Right-of-Way, for the Southwest corner of Lot 1, Block 21, of said Wood Land Manor, Unit No. 3, **THENCE** North 21°10'05" East, along the West line of said Lot 1 and the East Right-of-Way of said Petite Avenue, a distance of 235.26 feet to a calculated point on the common line of Lot 1 and Petite Avenue, for the Southeast corner of this tract and the **POINT OF BEGINNING**;

THENCE North 68°49'55" West, over and across Petite Avenue, a distance of **60.00 feet** to a point on the West Right-of-Way of said Petite Avenue and being the Southeast line of Lot 3, Block 23, of said Wood Land Manor;

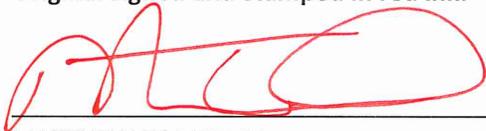
THENCE North 21°10'05" East, along the West Right-of-way of Petite Avenue and the East line of Block 23, a distance of **609.67 feet** to a point at the Southwest intersection of said Petite Avenue and Moonlight Way, a 60-foot Right-of-Way, for the North East corner of Lot 8, Block 23, and being the Northwest corner of this tract;

THENCE South 49°09'34" East, over and across said Petite Avenue, a distance of **63.72 feet** to a point at the Southeast intersection of said Petite Avenue and said Moonlight Way, same being the Northernmost corner of Lot 6, Block 21, of said Wood Land Manor;

THENCE South 21°10'05" West, along the West line of Block 21 and the East line of said Petite Avenue, a distance of **588.22 feet** to the **POINT OF BEGINNING**, containing 35,937 Square Feet and/or 0.825 of an acre of land, more or less.

I, Matthew Tomerlin, Registered Professional Land Surveyor No. 6503 of the State of Texas, do hereby certify this plat shows the results of an on the ground survey made under my direction.

Original signed and stamped in red ink.



Date of Signature: September 14, 2023

MATTHEW TOMERLIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6503
FIRM REGISTRATION/LICENSE NO. 10194585
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