

FIELD NOTES FOR CITY OF SAN ANTONIO PARCEL NUMBER 19003

Being 10.70 acres (466,074 square feet) of land situated in Bexar County, Texas and being a portion of the existing right-of-way of Interstate Highway 37 located south of East Commerce Street and north of Cesar Chavez Street in the City of San Antonio, Bexar County Texas. Said 10.70 acre tract being more particularly described by metes and bounds as follows (All bearings and coordinates are based on the Texas Coordinate System of 1983, South Central Zone, NAD 83, 93 Adjustment. All distances and coordinates shown are surface and may be converted to grid by multiplying by a combined adjustment factor of 0.999830029.):

BEGINNING at a 1/2 inch iron rod found marking the southeasterly corner of a called 0.043 acre tract conveyed from the City of San Antonio to the State of Texas by deed dated July 26, 1994, recorded in Book D, Volume 6218, Page 1057, Official Public Records of Real Property of Bexar County, marking the northeasterly corner of a called 3.948 acre tract conveyed from the City of San Antonio, acting by and through its San Antonio Water System to the City of San Antonio by deed dated May 23, 2005, recorded under Clerks File Number 20050113214, Official Public Records of Real Property of Bexar County and marking the northwesterly corner of the herein described tract;

1. THENCE, South 68° 25' 12" East, a distance of 32.18 feet to a point in the proposed westerly right-of-way line of said interstate Highway 37 and for the point of curvature of a non-tangent curve to the right and marking the northeasterly corner of the herein described tract;
2. THENCE, in a southerly direction, along the proposed westerly right-of-way line of said Interstate Highway 37 and along said non-tangent curve to the right having a radius of 1515.09 feet, a central angle of 10° 10' 07" and a chord which bears South 17° 00' 50" East, 268.54 feet, an arc distance of 268.89 feet to a point for the end of said curve and marking an angle point in the easterly line of the herein described tract;
3. THENCE, South 04° 54' 55" East, along the proposed westerly right-of-way line of said Interstate Highway 37, a distance of 114.07 feet to the point of curvature of a non-tangent curve to the right and for an angle point in the easterly line of the herein described tract;
4. THENCE, in a southerly direction, along the proposed westerly right-of-way line of said Interstate Highway 37 and along said non-tangent curve to the right having a radius of 2855.00 feet, a central angle of 07° 20' 18" and a chord which bears South 04° 05' 54" East, 365.42 feet, an arc distance of 365.67 feet to a point of tangency in the easterly line of the herein described tract;

5. THENCE, South  $00^{\circ} 25' 44''$  East, along the proposed westerly right-of-way line of said Interstate Highway 37, a distance of 196.10 feet to a point of curvature of a tangent curve to the right in the easterly line of the herein described tract;
6. THENCE, in a southerly direction, along the proposed westerly right-of-way line of said Interstate Highway 37 and along said tangent curve to the right having a radius of 1900.00 feet, a central angle of  $09^{\circ} 19' 49''$  and a chord which bears South  $04^{\circ} 14' 10''$  West, 309.06 feet, an arc distance of 309.40 feet to a point for the end of said curve and an angle point in the easterly line of the herein described tract;
7. THENCE, North  $85^{\circ} 18' 16''$  West, along the proposed westerly right-of-way line of said Interstate Highway 37, a distance of 47.86 feet to the point of curvature of a non-tangent curve to the left and marking an angle point in the easterly line of the herein described tract;
8. THENCE, in a southerly direction, along the proposed westerly right-of-way line of said Interstate Highway 37 and along said non-tangent curve to the left having a radius of 3384.00 feet, a central angle of  $01^{\circ} 40' 40''$  and a chord which bears South  $03^{\circ} 51' 35''$  West, 99.09 feet, an arc distance of 99.10 feet to a point for the end of said curve, the point of curvature of a non-tangent curve to the left and marking an angle point in the easterly line of the herein described tract;
9. THENCE, in a southerly direction, along the proposed westerly right-of-way line of said Interstate Highway 37 and along said tangent curve to the left having a radius of 1894.00 feet, a central angle of  $06^{\circ} 55' 32''$  and a chord which bears South  $00^{\circ} 26' 31''$  East, 228.80 feet, an arc distance of 228.94 feet to a point for the end of said curve and an angle point in the easterly line of the herein described tract;
10. THENCE, South  $03^{\circ} 54' 17''$  East, along the proposed westerly right-of-way line of said Interstate Highway 37, a distance of 251.06 feet to an angle point in the easterly line of the herein described tract;
11. THENCE, South  $02^{\circ} 52' 41''$  East, along the proposed westerly right-of-way line of said Interstate Highway 37, a distance of 107.71 feet to a point for the southeasterly corner of the herein described tract;
12. THENCE, South  $76^{\circ} 05' 30''$  West, a distance of 30.21 feet to a point in the existing westerly right-of-way line of said Interstate Highway 37 and in the easterly line of a called 6.544 acre tract conveyed from the City of San Antonio to the State of Texas by deed dated February 4, 1969 and recorded in Volume 6165, Page 473, Bexar County Deed Records, and for the southwesterly corner of the herein described tract;

13. THENCE, in a northerly direction, along the existing westerly right-of-way line of said Interstate Highway 37, the easterly line of said 6.544 acre tract, the easterly line of a called 6.524 acre tract conveyed from the City of San Antonio to the State of Texas by deed dated May 16, 1967 and recorded in Volume 5757, Page 451, Bexar County Deed Records, the easterly line of a called 18.422 acre tract conveyed from the Urban Renewal Agency of the City of San Antonio to the City of San Antonio by deed dated August 26, 1970 and recorded in Volume 6433, Page 177, Bexar County Deed Records and along said non-tangent curve to the left having a radius of 908.16 feet, a central angle of  $34^{\circ} 53' 23''$  and a chord which bears North  $27^{\circ} 08' 45''$  West, 544.51 feet, an arc distance of 553.01 feet to a 5/8-inch iron rod found for the point of tangency in the westerly line of the herein described tract;
14. THENCE, North  $44^{\circ} 35' 26''$  West, along the existing westerly right-of-way line of said Interstate Highway 37, the easterly line of said 6.544 acre tract, a distance of 8.72 feet to a the point of curvature of a non-tangent curve to the right and for a 1/2-inch iron rod found in the westerly line of the herein described tract;
15. THENCE, in a northerly direction, along the existing westerly right-of-way line of said Interstate Highway 37, the easterly line of said 6.544 acre tract, and the easterly line of a called 0.0184 acre tract conveyed from the State of Texas to the City of San Antonio by deed dated November 20, 1987 and recorded in Volume 4198, Page 1947, Bexar County Deed Records and along said non-tangent curve to the right having a radius of 350.00 feet, a central angle of  $57^{\circ} 30' 02''$  and a chord which bears North  $15^{\circ} 50' 25''$  West, 336.69 feet, an arc distance of 351.25 feet to a point of tangency in the westerly line of the herein described tract;
16. THENCE, North  $12^{\circ} 54' 34''$  East, along the existing westerly right-of-way line of said Interstate Highway 37 and the easterly line of said 0.0184 acre tract, a distance of 36.81 feet to a point in the former southeasterly right-of-way line of Indianola Street, for the northerly corner of said 0.0184 acre tract and for and angle point in the westerly line of the herein described tract;
17. THENCE, North  $16^{\circ} 13' 24''$  West, along the existing westerly right-of-way line of said Interstate Highway 37 and crossing said Indianola Street, a distance of 64.81 feet to a point in the former southwesterly right-of-way line of Rose Alley, for the easterly corner of a called 0.0501 acre tract conveyed from the State of Texas to the City of San Antonio by deed dated November 20, 1987 and recorded in Volume 4198, Page 1947, Bexar County Deed Records and for an angle point in the westerly line of the herein described tract;

18. THENCE, North  $42^{\circ} 51' 33''$  East, along the existing westerly right-of-way line of said Interstate Highway 37, crossing said Rose Alley and along the easterly line of a called 0.2778 acre tract conveyed from the State of Texas to the City of San Antonio by deed dated November 20, 1987 and recorded in Volume 4198, Page 1947, Bexar County Deed Records, a distance of 63.20 feet to an angle point in the westerly line of the herein described tract;
19. THENCE, North  $12^{\circ} 53' 07''$  East, along the existing westerly right-of-way line of said Interstate Highway 37 and the easterly line of said 0.2778 acre tract, a distance of 7.82 feet to the point of curvature of a tangent curve to the left in the westerly line of the herein described tract;
20. THENCE, in a northerly direction, along the existing westerly right-of-way line of said Interstate Highway 37, the easterly line of said 0.2778 acre tract, crossing former North Street and along the easterly line of a called 0.0248 acre tract conveyed from the State of Texas to the City of San Antonio by deed dated November 20, 1987 and recorded in Volume 4198, Page 1947, Bexar County Deed Records, along the westerly line of Lot 2, Block 3 of N.C.B. 13814 on the Civic Center, Project No. 5, a subdivision plat recorded in Volume 9518, Page 122, Bexar County Plat Records and along said tangent curve to the left having a radius of 800.00 feet, a central angle of  $42^{\circ} 01' 39''$  and a chord which bears North  $08^{\circ} 06' 15''$  West, 573.75 feet, an arc distance of 586.81 feet to the end of said curve, for the westerly corner of said Lot 2, and for an angle point in the westerly line of the herein described tract, from which a found 1/2-inch iron rod bears South  $43^{\circ} 21' 45''$  East, 2.37 feet;
21. THENCE, North  $42^{\circ} 51' 33''$  East, along the existing westerly right-of-way line of said Interstate Highway 37 and along the northwesterly line of said Lot 2, a distance of 111.98 feet to a 1/2-inch iron rod found for the northerly corner of said Lot 2 and for an angle point in the westerly line of the herein described tract;
22. THENCE, South  $45^{\circ} 48' 42''$  East, along the existing westerly right-of-way line of said Interstate Highway 37, along the southwesterly line of said 3.948 acre tract, along the northeasterly line of said Lot 2 and Lot 1, Block 3 of said Civic Center Project No. 5 Subdivision, a distance of 348.00 feet to a point for the easterly corner of said Lot 1 and the southeasterly corner of said 3.948 acre tract and for an angle point in the westerly line of the herein described tract, from which a found 1/2-inch iron rod bears South  $29^{\circ} 49' 40''$  East, 0.85 feet;

23. THENCE, North 42° 43' 14" East, along the existing westerly right-of-way line of said Interstate Highway 37, along the easterly line of said 3.948 acre tract, a distance of 80.75 feet to a 3-inch brass disk found for an angle point in the westerly line of the herein described tract;
24. THENCE, North 11° 06' 48" East, along the existing westerly right-of-way line of said Interstate Highway 37, along the easterly line of said 3.948 acre tract, a distance of 20.77 feet to a 1/2-inch iron rod with cap stamped "CEC" found for an angle point in the westerly line of the herein described tract;
25. THENCE, North 01° 34' 17" West, along the existing westerly right-of-way line of said Interstate Highway 37, along the easterly line of said 3.948 acre tract, a distance of 148.33 feet to a 1/2-inch iron rod with cap stamped "CEC" found for an angle point in the westerly line of the herein described tract;
26. THENCE, North 06° 42' 08" West, along the existing westerly right-of-way line of said Interstate Highway 37, along the easterly line of said 3.948 acre tract, a distance of 59.40 feet to a 1/2-inch iron rod found for an angle point in the westerly line of the herein described tract;
27. THENCE, North 07° 34' 21" West, along the existing westerly right-of-way line of said Interstate Highway 37, along the easterly line of said 3.948 acre tract, a distance of 150.57 feet to a 5/8-inch iron rod found for an angle point in the westerly line of the herein described tract;
28. THENCE, North 25° 41' 14" West, along the existing westerly right-of-way line of said Interstate Highway 37, along the easterly line of said 3.948 acre tract, a distance of 86.85 feet to a 3-inch aluminum TxDot disk found for an angle point in the westerly line of the herein described tract;

29. THENCE, North 14° 04' 54" East, along the existing westerly right-of-way line of said Interstate Highway 37, along the easterly line of said 3.948 acre tract, a distance of 52.98 feet to the POINT OF BEGINNING and containing 10.70 acres (466,074 square feet) of land.

Note: This metes and bounds description is referenced to a survey drawing prepared by Cobb, Fendley & Associates, Inc. dated July, 2012 and titled "CITY OF SAN ANTONIO PARCEL NUMBER 19003".

I, William E. Merten, a Registered Professional Land Surveyor, hereby certify that this legal description hereon and the accompanying plat of even survey date represent an actual survey made on the ground under my supervision.



William E. Merten  
Registered Professional Land Surveyor  
Texas Registration No. 5046  
Cobb, Fendley & Associates, Inc.  
13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
(713) 462-3242





LINE	BEARING	DISTANCE
L1	N14°04'54"E	52.98'
L2	N25°41'14"W	86.85'
L3	N07°34'21"W	150.57'
L4	N06°42'08"W	59.40'
L5	N01°34'17"W	148.33'
L6	N11°06'48"E	20.77'

**LEGEND**

- POINT FOR CORNER
- FOUND MONUMENT AS DESCRIBED
- RIGHT OF WAY
- POINT OF BEGINNING
- DEED RECORDS OF BEXAR COUNTY
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY
- PROPERTY LINES
- LAND HOOK

EXISTING ACRES	TAKING AC.	REMAINDER ACRES	
		LEFT	RIGHT
10.70 AC.	10.70 AC.	0.0 AC.	0.0 AC.

# CobbFendley

13430 Northwest Freeway, Suite 1100  
Houston, Texas 77040  
713.462.3242 | fax 713.462.3262 | www.cobbfindley.com

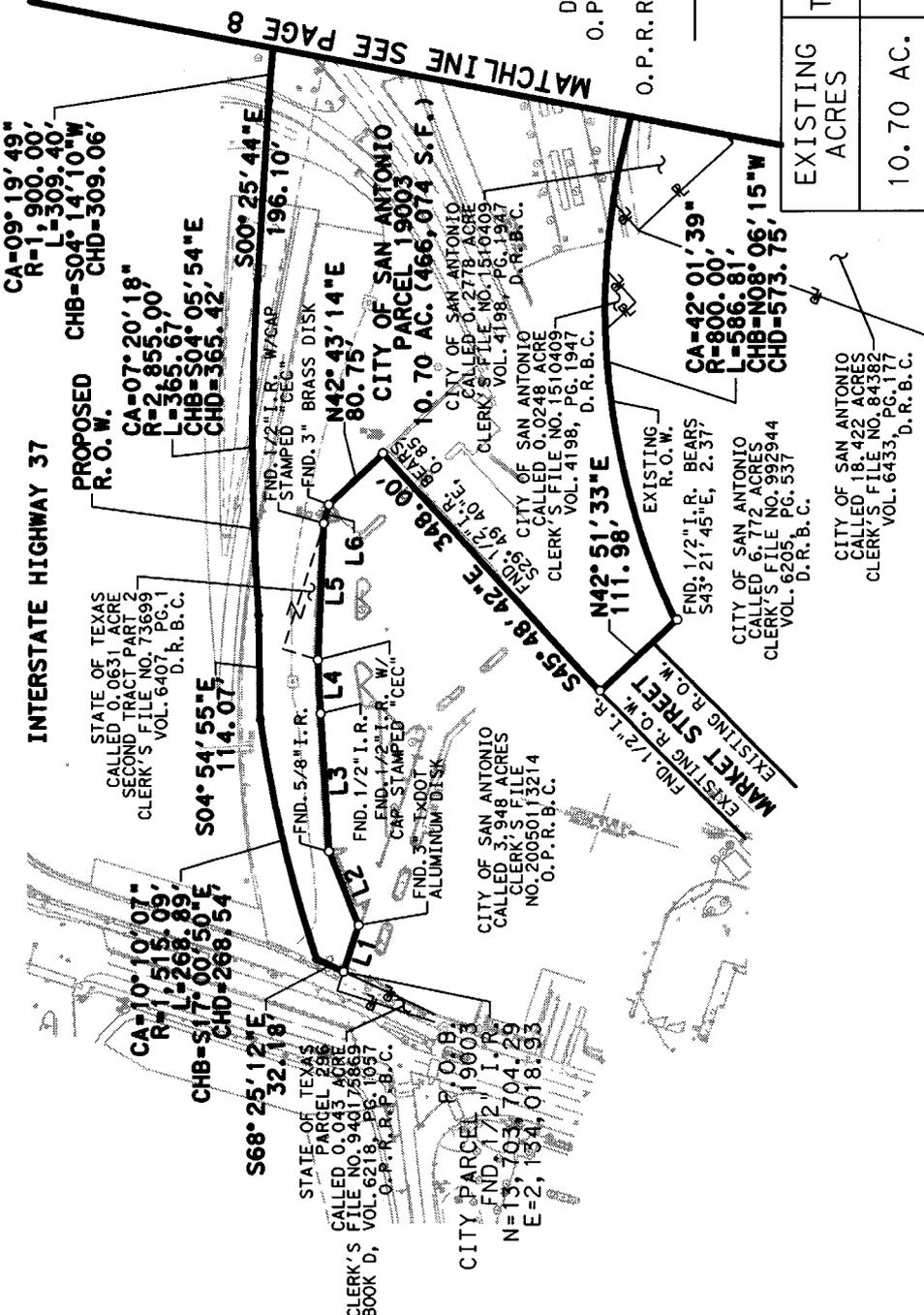
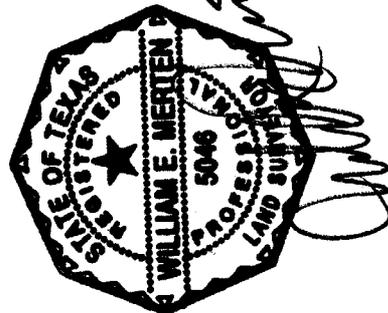
## PARCEL PLAT SHOWING

CITY OF SAN ANTONIO  
PARCEL 19003

BEXAR COUNTY

DATED: JULY, 2012

PAGE 7 OF 8 SCALE: 1" = 200'



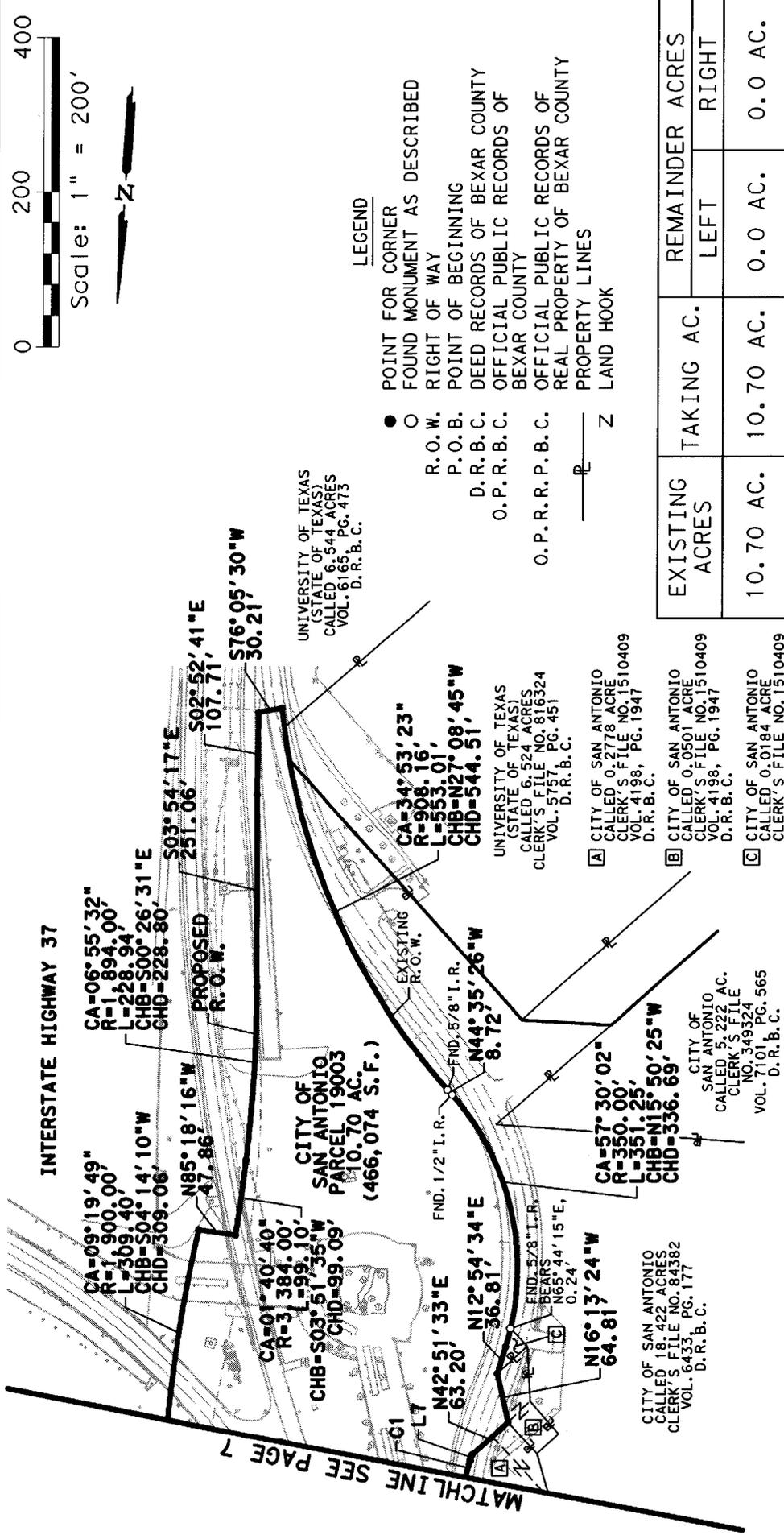
**NOTES:**

1. ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, NAD83, 1993 ADJUSTMENT; ALL DISTANCES AND COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE ADJUSTMENT FACTOR OF 0.999830029.
2. A FIELD NOTE DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



**LEGEND**

- POINT FOR CORNER
- FOUND MONUMENT AS DESCRIBED
- RIGHT OF WAY
- POINT OF BEGINNING
- DEED RECORDS OF BEXAR COUNTY
- OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
- OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY
- PROPERTY LINES
- Z LAND HOOK



MATCHLINE SEE PAGE 7

UNIVERSITY OF TEXAS  
(STATE OF TEXAS)  
CALLED 6.344 ACRES  
VOL. 6165, PG. 473  
D. R. B. C.

UNIVERSITY OF TEXAS  
(STATE OF TEXAS)  
CALLED 6.524 ACRES  
CLERK'S FILE NO. 816324  
VOL. 5757, PG. 451  
D. R. B. C.

UNIVERSITY OF TEXAS  
(STATE OF TEXAS)  
CALLED 0.2778 ACRE  
CLERK'S FILE NO. 1510409  
VOL. 4198, PG. 1947  
D. R. B. C.

CITY OF SAN ANTONIO  
CALLED 0.0501 ACRE  
CLERK'S FILE NO. 1510409  
VOL. 4198, PG. 1947  
D. R. B. C.

CITY OF SAN ANTONIO  
CALLED 0.0184 ACRE  
CLERK'S FILE NO. 1510409  
VOL. 4198, PG. 1947  
D. R. B. C.

CITY OF SAN ANTONIO  
CALLED 5.222 AC.  
CLERK'S FILE NO. 349324  
VOL. 7101, PG. 565  
D. R. B. C.

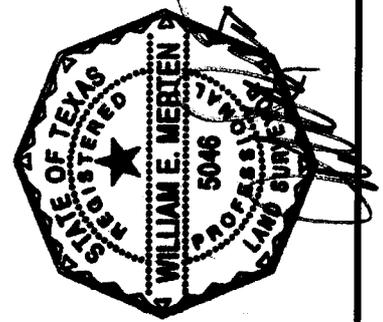
CITY OF SAN ANTONIO  
CALLED 18.422 ACRES  
CLERK'S FILE NO. 84382  
VOL. 6433, PG. 177  
D. R. B. C.

LINE TABLE	
L7	N12°53'07"E 7.82'

CURVE TABLE		
C1	CA=42°01'39" R=800.00'	L=586.81' CHB=N08°06'15"W CHD=573.75'

**NOTES:**

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2. A FIELD NOTE DESCRIPTION WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.



EXISTING ACRES	TAKING AC.	REMAINDER ACRES	
		LEFT	RIGHT
10.70 AC.	10.70 AC.	0.0 AC.	0.0 AC.

**CobbFendley**  
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Houston, Texas 77040  
713.462.3242 | fax 713.462.3262 | www.cobbfindley.com

PARCEL PLAT  
SHOWING  
CITY OF SAN ANTONIO  
PARCEL 19003  
BEXAR COUNTY  
DATED: JULY, 2012  
PAGE 8 OF 8 SCALE: 1"=200'