

**METES AND BOUNDS**

Being 0.455 acres of land, more or less, and being all of Lot 9 of the Dennis Eggleston Property Subdivision, in New City Block 12057, in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 4400, Page 260, Deed and Plat Records, Bexar County, Texas, said 0.455 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the East corner of this 0.455 acres, same being the southwest corner of said Lot 9 and on the northeast Right-of-Way line of N. Coker Loop, same also being the South corner of the William R. Long, et al 2.766 acres (Volume 7301, Page 537) and the southwest corner of the Lockaway Storage-Austin, LLC 6.318 acres, same also being the **POINT OF BEGINNING**;

**THENCE** along the lines common to this 0.455 acres and said Long 2.766 acres the following courses and distances:

North 44 degrees 55 minutes 59 seconds East, a distance of 90.62 feet to a "Mag" nail found for an angle corner;

North 26 degrees 39 minutes 01 seconds East, a distance of 114.12 feet to a "Mag" nail found for the North corner of this 0.455 acres, same being the North corner of said Lot 9 and the upper southwest corner of Lot 10 of said Dennis Eggleston Property Subdivision;

**THENCE** along lines common to this 0.455 acres and said Lot 10 the following courses and distances:

South 46 degrees 50 minutes 52 seconds East, a distance of 118.24 feet to a point for the northeast corner of this 0.455 acres, same being the northeast corner of said Lot 9 and an interior corner of said Lot 10;

South 41 degrees 01 minutes 24 seconds West, a distance of 200.13 feet to a point for the South corner of this 0.455 acres, same being South corner of said Lot 9 and the lower southwest corner of said Lot 10, same also being on the northeast Right-of-Way line of said N. Coker Loop;

**THENCE** along the northeast Right-of-Way line of said N. Coker Loop, North 46 degrees 51 minutes 07 seconds West, a distance of 96.08 feet to the **POINT OF BEGINNING** and containing 0.455 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

**Mark J. Ewald**  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
June 21, 2018

