



STATE OF TEXAS §  
COUNTY OF BEXAR §

A 0.21 ACRE TRACT OF LAND OUT OF LOTS 15 AND 16, NEW CITY BLOCK 861, SARAH OSTRUM'S ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 368, PAGE 61 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found in the south right-of-way line of E. Magnolia Ave. (platted as Rural Ave., 60 feet wide right-of-way), for the northwest corner of Lot 17 of said New City Block 861, same being the northeast corner of said Lot 16 and the northeast corner and **POINT OF BEGINNING** of this herein described tract, from which a ½" iron rod found for the northeast corner of said Lot 17 bears N 89°39'05" E, a distance of 50.07 feet;

**THENCE, S 00°25'17" E**, leaving the south right-of-way line of E. Magnolia Ave. with the east line of said Lot 17, a distance of **185.12 feet** (185 feet per deed) to a ½" iron rod found in the north line of Lot 49, Block 1, Rosemond Place Subdivision according to the map or plat thereof recorded on Volume 9665, page 94 of the Deed and Plat Records of Bexar County, Texas for the southwest corner of Lot 17, same being the southeast corner of this herein described tract;

**THENCE, N 89°56'27" W**, with the north line of said Lot 49 and the north line of a portion of Lots 15 and 16, New City Block 863, of said Sarah Ostrum's Addition, a distance of **54.71 feet** to a ½" iron rod found for the southwest corner of this herein described tract;

**THENCE, N 00°29'18" W** (N 00°03'17" W, 92.28 feet per deed), over and across said Lot 15, New City Block 861, a distance of **92.21 feet** to a ½" iron rod found for an angle point in the west line of this herein described tract;

**THENCE, N 89°36'40" E** (S 89°56'43" E, 10.00 feet per deed) continuing over and across Lots 15 and Lot 16 of said New City Block 861, a distance of **9.98 feet** to a ½" iron rod found for an angle point in the west line of this herein described tract;

**THENCE, N 00°29'18" W** (N 00°03'17" W, 92.28 feet per deed), continuing over and across said Lot 16 of said New City Block 861, a distance of **92.42 feet** to a ½" iron rod set in the south right-of-way line of E. Magnolia Ave., for the northwest corner of this herein described tract;

**THENCE, N 89°31'56" E**, with the south right-of-way line of E. Magnolia Ave., a distance of **44.95 feet** (45 feet per deed), to the **POINT OF BEGINNING** of this herein described tract, containing 0.21 of one acre (9,212 square feet) of land, mor or less with in these metes and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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**Caesar A. Garcia**  
**RPLS No. 5904**  
**September 11, 2019**





STATE OF TEXAS §  
COUNTY OF BEXAR §

A 0.21 ACRE TRACT OF LAND OUT OF LOTS 15 AND 16, NEW CITY BLOCK (N.C.B.) 861, SARAH OSTRUM'S ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 368, PAGE 61 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a ½" iron rod found the south right-of-way line of E. Magnolia Ave. (platted as Rural Ave., 60 feet wide right-of-way), for the northeast corner of Lot 14 of said N.C.B 861, same being the northwest corner and **POINT OF BEGINNING** of this herein described tract;

**THENCE, N 89°34'37" E**, with the south right-of-way line of E. Magnolia Ave., passing at a distance of 52.07 feet a ½" iron rod found for the ostensible northeast corner of said Lot 15, and continuing for a total distance of **55.26 feet** (55 feet per deed) to a ½" iron rod set for the northeast corner of this herein described tract.

**THENCE, S 00°24'20" E** (S 00°03'17" E, 92.29 feet per deed), leaving the south right-of-way line of E. Magnolia Ave., over and across said Lot 16, a distance of **92.39 feet** to a ½" iron rod found for an angle point in the east line of this herein described tract;

**THENCE, S 89°34'58" W** (S 89°56'43" E, per deed), continuing over and across Lots 16 and Lot 15, a distance of **9.99 feet** to a ½" iron rod found for an angle point in the east line of this herein described tract;

**THENCE, S 00°23'00" E** (S 00°03'17" E, 92.28 feet per deed), continuing over and across said Lot 15 of said New City Block 861, a distance of **92.20 feet** to a ½" iron rod found in the north line of Lot 16, New City Block 863, same being the southeast corner of this herein described tract;

**THENCE, S 89°38'01" W**, with the north line of Lot 16 of said New City Block 863 and the north line of that certain tract of land conveyed Mistletoe Bungalow Condominium Association, Inc. by deed recorded in Document No. 20190035174 of the Official Public Records of Bexar County, Texas, a distance of **45.29 feet** to a ½" iron rod found for the southeast corner of said Lot 14, same being the southwest corner of said Lot 15 and this herein described tract;

**THENCE, N 00°23'00" W**, with the west line of said Lot 14, a distance of **184.54 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.21 acre of one (9,281 square feet) of land, more or less within theses metes and bounds

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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Caesar A. Garcia  
RPLS No. 5904  
May 18, 2020

