

28017214

METES AND BOUNDS  
0.8914 Acres  
Surveyed by TGD Surveying LLC

Being a 0.8914 Acre (38,829 Square Foot) Tract, out of a so called 198 acres, out of the M.G. De Los Santos Survey No. 82, Abstract 664, New City Block 17973, Bexar County, Texas, recorded in Volume 223, Page 128 of the Deed Records (D.R.) of Bexar County, Texas, (all records cited herein being of Bexar County, Texas), and as conveyed to Harold and Darlene Langfeld by Warranty Deed recorded in Volume 6685, Page 695 D.R., said 0.8914 Acre Tract being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone:

BEGINNING at a found ½” rebar on the northwesterly right-of-way (R.O.W.) line of Eckhert Road (a.k.a. FM 1517) at the south corner of a so called 0.144 Acre Tract recorded in Volume 5848, Page 1638, the east corner of the tract herein described;

THENCE, along said R.O.W. line South 40° 56’ 15” West, a distance of 192.55 feet to a set ½” rebar with cap stamped “TGD Surveying” at the east corner of a 1.202 Acre Tract surveyed this same date, being the south corner of the tract herein described;

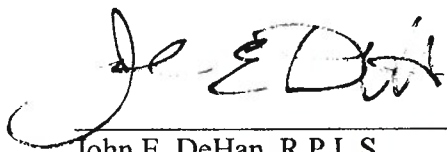
THENCE, leaving said northwest R.O.W. line and along the common line with said 1.202 acre tract, North 26° 04’ 28” West, a distance of 231.17 feet to a set ½” rebar with cap stamped “TGD Surveying” on the northwest line of said remaining portion of so called 198 acres and the tract herein described, being on the southeast line of a so called 0.180 Acre Tract, recorded in Volume 5236, Page 1479 Official Public Records (O.P.R.), said rebar being the north corner of said 1.202 acres and the west corner of the tract herein described;

THENCE, along the common line with said remaining portion and said 0.180 acres, North 45° 39’ 27” East, a distance of 180.10 feet to a set ½” rebar with cap stamped “TGD Surveying” at an angle point in said 0.180 acres, being the west corner of said 0.144 Acre Tract, being the north of the tract herein described;

THENCE, leaving the common line with said 0.180 acres and along the common line with said remaining portion and said 0.144 acres, South 27° 45’ 24” East, a distance of 212.52 feet returning to the POINT OF BEGINNING, and containing 0.8914 Acres (38,829 square feet) of land more or less.

This survey was performed on the ground by men working under my supervision and completed on April 25, 2017, Revised November 17, 2017.

A Survey drawing accompanies this description.

  
John E. DeHan, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6042

