



METES AND BOUNDS DESCRIPTION  
FOR A  
1.065 ACRE TRACT OF LAND

Being a 1.065 acre tract of land situated in San Antonio, Bexar County, Texas, and being out of Lots 1, 2, and 3, Block 4, New City Block (N.C.B.) 782, as recorded in Volume 7787, Page 63, of the Official Public Records of Bexar County, Texas, a portion of Lots 3 and 4, Block 4, N.C.B. 782, as recorded in Volume 5883, Page 792, of the Official Public Records of Bexar County, Texas, Lot A-2, a.k.a. Lot 10, Block 4, N.C.B. 782, and Lot 17, Block 4, N.C.B. 782, as recorded in Volume 9511, Page 49, of the Deed and Plat Records of Bexar County, Texas, and said 1.065 acre tract of land being more particularly described as follows:

BEGINNING at a point at the intersection of the South Right-of-Way (R.O.W.) line of South Alamo Street and the East R.O.W. line of South St. Mary's Street, for the Northwest corner of this herein described tract of land;

THENCE with the South R.O.W. line of said South Alamo Street, N 46° 07' 26" E, a distance of 56.31 feet to a point for an angle point;

THENCE departing the South R.O.W. line of said South Alamo Street, S 16° 47' 04" E, a distance of 73.99 feet to an angle point;

THENCE N 71° 54' 56" E, a distance of 113.80 feet to a point for an angle point, said point being along the West R.O.W. line of South Presa Street;

THENCE with the West R.O.W. line of said South Presa Street, S 16° 55' 04" E, a distance of 201.00 feet to a point for an angle point;

THENCE departing the West R.O.W. line of said South Presa Street, S 80° 03' 08" W, a distance of 95.04 feet to an angle point, said point also being the Northeast corner of said Lot 17;

THENCE S 16° 47' 04" E, a distance of 170.30 feet to a point for an angle point, said point also being the Southeast corner of said Lot 17;

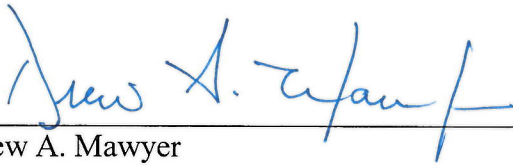
THENCE S 72° 45' 41" W, a distance of 70.00 feet to an angle point, said point also being the Southwest corner of said Lot 17, and being along the East R.O.W. line of said South St. Mary's Street;

THENCE with the East R.O.W. line of said South St. Mary's Street, N 16° 47' 04" W, a distance of 406.31 feet to the POINT OF BEGINNING, and containing 1.065 acres of land, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on deed recorded in Volume 16046 Page 865 of the Official Public Records of Bexar County, Texas.

August 7<sup>th</sup> 2018



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BRD233- 812 ALAMO- 1.065 AC POLITICAL M&B

