

METES & BOUNDS DESCRIPTION

OF A 0.09 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING LOT 8 AND THE CALLED EAST 26.75 FEET OF LOT 7, BLOCK 3, N.C.B. 3029, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, (CALLED 24.90 FEET IN DOCUMENT NO. 20090195525, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS) BEING THE SAME TRACT AS DEEDED TO ANTONIO C. PEREZ AND ROSA A. PEREZ IN VOLUME 14202, PAGES 2248 AND 2250, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a found ½” iron rod in the southerly R.O.W. line of W. Grayson Street (a 40’ R.O.W.) for the northeast corner of the herein described tract, the northeast corner of said Lot 8, the northwest corner of Lot 9, said Block 3, N.C.B. 3029;

THENCE leaving said R.O.W., along and with the common line of said Lots 8 and 9, generally along a fence, South 23°50’30” West, a distance of 58.21 feet (called a distance of 58.00 feet) to a found ½” iron rod for the southeast corner of the herein described tract, the southeast corner of said Lot 8, the southwest corner of said Lot 9, a point on the northerly line of Block 1, Myrtlelawn, as recorded in Vol. 642, Pg. 323, Deed and Plat Records of Bexar County, Texas, being also known as Lots 8-30, Block 1, N.C.B. 6789, and Lots A2,3,4,5, and the west 11.4’ of Lot 6, Block 3, N.C.B. 3029 as deeded to HG Property Management LP in Vol. 15862, Pg. 2346, Real Property Records of Bexar County, Texas;

THENCE along and with the common boundary of the herein described tract and said HG Property Management Tract, North 66°18’19” West, a distance of 67.17 feet (called a distance of 66.75 feet) to a set ½” iron rod for the southwest corner of the herein described tract, the southeast corner of a tract known as the East 28.6 feet of Lot 6 and the West 13.25 feet of Lot 7, N.C.B. 3029, as deeded to Maria Inez Herrera in Vol. 6078, Pg. 1015, Real Property Records of Bexar County, Texas;

THENCE along and with the easterly line of said Herrera Tract, North 24°04’19” East, a distance of 58.36 feet (called a distance of 58.00 feet) to a set ½” iron rod for the northwest corner of the herein described tract, the northeast corner of said Herrera Tract, a point in the southerly R.O.W. line of said W. Grayson Street;

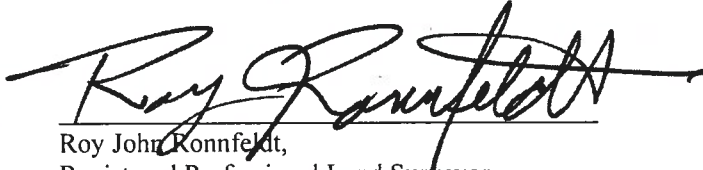
THENCE along and with said R.O.W., same being the north line of the herein described tract, South 66°10’41” East, a distance of 66.94 feet (called a distance of 66.75 feet) to the **POINT OF BEGINNING** and containing 0.09 acres, more or less.

STATE OF TEXAS §

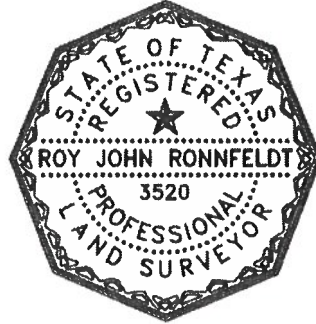
April 28, 2016

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



22018274

METES & BOUNDS DESCRIPTION

OF A 0.06 ACRE TRACT OF LAND LYING AND BEING SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE CALLED EAST 28.6 FEET OF LOT 6, AND THE WEST 13.5 FEET OF LOT 7, BLOCK 3, N.C.B. 3029, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT AS DEEDED TO MARCELINO G. HERRERA AND MARIA E. HERRERA AND JESUS ALBERTO VILLALOBOS AND MARIA ELENA VILLALOBOS IN VOLUME 6078, PAGE 1015, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found ½” iron rod in the southerly R.O.W. line of W. Grayson Street (a 40’ R.O.W.) for the northeast corner of Lot 8, the northwest corner of Lot 9, said Block 3, N.C.B. 3029;

THENCE along said R.O.W., North 66°10’41” West, a distance of 66.94 feet to a set ½” iron rod for the northeast corner and **POINT OF BEGINNING** of the herein described tract, the northwest corner of a 0.09 acre tract this day surveyed and being the same tract as described in a deed to Claudia Liseth Padilla and Isbet Ramos, custodians for Juan Angel Ramos, a minor child in Volume 14202, Pages 2248 and 2250, Real Property Records of Bexar County, Texas;

THENCE leaving said R.O.W., into and across said Lot 7, South 24°04’19” West, a distance of 58.36 feet (called a distance of 58.00 feet) to a set ½” iron rod for the southeast corner of the herein described tract, the southwest corner of said 0.09 Acre Tract, a point on the northerly line of Block 1, Myrtlelawn, as recorded in Vol. 642, Pg. 323, Deed and Plat Records of Bexar County, Texas, being also known as Lots 8-30, N.C.B. 6789, and Lots A2,3,4,5, and the west 11.4’ of Lot 6, Block 3, N.C.B. 3029 deeded to HG Property Management LP in Vol. 15862, Pg. 2346, Real Property Records of Bexar County, Texas (herein called HG Tract);

THENCE along and with the common boundary of the herein described tract and said HG Tract, the following courses:

North 66°18’19” West, a distance of 42.11 feet (called a distance of 41.85 feet) to a found ½” iron rod for the southwest corner of the herein described tract, an angle point of said HG Tract;

THENCE along and with the most northerly easterly line of said HG Tract, North 24°12’35” East, at a distance of 57.47 feet passing a found “X” in concrete, a total distance of 57.96 feet (called a distance of 58.00 feet) to a point of reference for the northwest corner of the herein described tract, the northeast corner of said HG Tract, a point in the southerly R.O.W. line of said W. Grayson Street;

THENCE along and with said R.O.W., same being the north line of the herein described tract, South 66°10’41” East, a distance of 41.97 feet (called a distance of 41.85 feet) to the **POINT OF BEGINNING** and containing 0.06 acres, more or less.

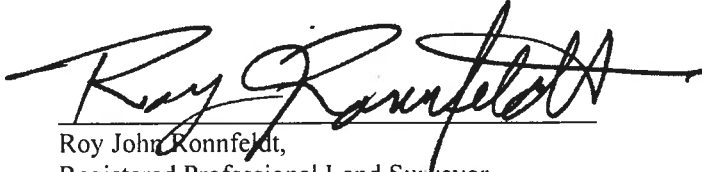
Z2018274

STATE OF TEXAS §

April 28, 2016

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520

