

METES AND BOUNDS

Being 0.429 acres of land, more or less, consisting of the West 124.8 feet of Lot 35, New City Block 11889, Loma Vista Subdivision, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 642, Page 265, Deed and Plat Records, Bexar County, Texas, SAVE AND EXCEPT that certain parcel of land described in Volume 5337, Page 756, Deed Records, Bexar County, Texas, said 0.429 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of this 0.429 acres, same being the northwest corner of the Edward Pagan Tract (Volume 18830, Page 255), an being on the East Right-of-Way line of E. Sunset and the **POINT OF BEGINNING**;

THENCE departing the South Right-of-Way line of E. Sunset, South 00 degrees 00 minutes 00 seconds East, a distance of 150.00 feet to a point for the southeast corner of this 0.429 acres, same being the southwest corner of said Pagan tract, and on the North line of Lot 76 of Loma Vista Subdivision (Volume 8900, Page 165);

THENCE along the line common to this 0.429 acres and said Lot 76, North 90 degrees 00 minutes 00 seconds West, a distance of 124.80 feet to a "X" in concrete set for the southwest corner of this 0.429 acres, same being the northwest corner of said Lot 76, and on the East Right-of-Way line of Broadway;

THENCE along the East Right-of-Way line of said Broadway, North 00 degrees 00 minutes 00 seconds West, a distance of 135.00 feet, to a "X" in concrete set for the lower northwest corner of this 0.429 acres, same being the beginning of a curve to the right at the intersection of the East Right-of-Way line of said Broadway and the South Right-of-Way line of said E. Sunset;

THENCE along said curve to the right having radius of 15.00 feet, an arc length of 23.56 feet, a chord length of 21.21 feet, a chord bearing of North 45 degrees 00 minutes 13 seconds East, and a delta angle of 89 degrees 59 minutes 33 seconds to a 1/2 inch iron rod set for the upper northwest corner of this 0.429 acres, same on the South Right-of-Way of said E. Sunset;

THENCE along the E. Right-of-Way line of said E. Sunset, North 90 degrees 00 minutes 00 seconds East, a distance of 109.80 feet to the **POINT OF BEGINNING**, and containing 0.429 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.

Mark J. Ewald

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
September 14, 2018



