

**METES AND BOUNDS DESCRIPTION TO ACCOMPANY ZONING EXHIBIT**

A 0.632 OF AN ACRE (27,542 SQUARE FEET) TRACT OF LAND BEING ALL OF LOT 1, LOT 2, LOT 3, A PORTION OF LOT 4 AND A PORTION OF LOT 5, NEW CITY BLOCK 1372 CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS; BEING ALL OF TRACT I AND TRACT II DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN CREATED BY DOCUMENT RECORDED IN VOLUME 18631, PAGE 922, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; SAID 0.632 OF AN ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a 60D Nail Found marking the Southeast intersection of the southerly right of way line of East Houston Street, a 50 foot public right of way, and the easterly right of way line of North Monumental Street, a 50 foot public right of way, and being the Northwesterly corner of said Lot 1;

**THENCE** S 89° 42' 14" E a distance of 165.90 feet along the Southerly right of way line of said East Houston Street to a Mag Nail Found marking the Southwest intersection of the Southerly right of way line of said East Houston Street and the Westerly right of way line of Florence Alley, a 20 foot public right of way, and being the Northeasterly corner of said Lot 1;

**THENCE** S 00° 15' 31" W a distance of 195.56 feet, along the Westerly right of way line of said Florence Alley, to a 1/2-Inch Iron Rod with cap marked "Rosin" Found, marking the Southeasterly corner of said Lot 5;

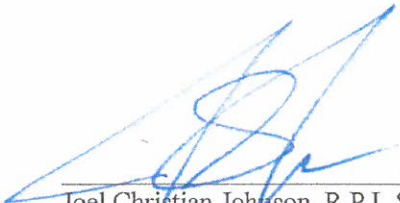
**THENCE** S 89° 46' 56" W a distance of 75.25 feet, departing the Westerly right of way line of said Florence Alley along the Southerly boundary line of said Lot 5, to a 1/2-Inch Iron Rod with cap marked "Amerisurveyors" Found;

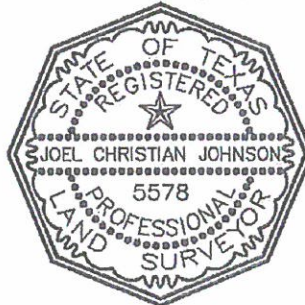
**THENCE** N 00° 17' 39" W a distance of 55.59 feet, departing the Southerly boundary line of said Lot 5, to a 1/2-Inch Iron Rod with cap marked "Amerisurveyors" Found;

**THENCE** S 89° 49' 18" W a distance of 90.12 feet to a 1/2-Inch Iron Rod with cap marked "Amerisurveyors" Found on the Easterly right of way line of said North Monument Street;

**THENCE** N 00° 15' 47" E a distance of 141.39 feet, along the Easterly right of way line of said North Monumental Street to the **POINT OF BEGINNING** and containing 0.632 of an acre of land, more or less as surveyed by Macina, Bose, Copeland, and Associates, Inc.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.

  
08/24/17  
Joel Christian Johnson, R.P.L.S.  
TBPLS Firm Registration 10011700  
Date: August 24, 2017  
Job No: 31858-1370



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