

22018028

METES & BOUNDS DESCRIPTION

OF A 1.00 (CALLED 1.005) ACRE TRACT OF LAND OUT OF THE NORTHWEST PORTION OF TRACT 14, NEW CITY BLOCK 11155, HARLANDALE ACRE TRACT NO. 6, AS RECORDED IN VOLUME 642, PAGE 282, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THAT SAME TRACT AS DESCRIBED IN VOLUME 6485, PAGE 1606, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, THE SAME TRACT OF LAND AS CONVEYED FROM CHRISTIAN SANTIAGO YEPEZ ET AL TO SALVADOR ALCALA AND SPOUSE BERTHA ALCALA, IN VOLUME 13240, PAGE 2061, AND DESCRIBED IN VOLUME 12219, PAGE 1128, 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 E. Petaluma Blvd. (a 50' Public R.O.W.) for the northeast corner of the herein described tract, the northwest corner of a tract known as Lot 58, N.C.B. 11155, Walter Ploch Subdivision, as recorded in Vol. 5970, Pg. 53, Deed and Plat Records of Bexar County, Texas;

THENCE along and with the common boundary of the herein described tract and said Lot 58, South 00°41'54" East, a distance of 428.41 feet (called South 01°00'43" East, a distance of 428.38 feet) to a found ½" iron rod for the southeast corner of the herein described tract, a point in the westerly boundary line of Lot 124, Ansley Place Subdivision, as recorded in Vol. 9541, Pg. 34, Deed and Plat Records of Bexar County, Texas, the northeast corner of a called 0.50 acre tract as conveyed to Margaret Cuevas Trevino in Vol. 14264, Pg. 1105, Real Property Records of Bexar County, Texas;

THENCE along and with the common boundary of the herein described tract and said Trevino Tract, South 89°17'02" West, a distance of 102.18 feet (called South 88°56'25" West, a distance of 102.18 feet) to a point of reference located South 08°47'54" West, a distance of 0.74 feet from a found fence corner post for the southwest corner of the herein described tract, the northwest corner of said Trevino Tract, the northeast corner of a called 0.50 acre tract as conveyed to Nick G. Ramirez and Lenna B. Ramirez in Vol. 5168, Pg. 445, Real Property Records of Bexar County, Texas, the southeast corner of a tract known as the remaining portion of Lot 14, as described in a conveyance to Juan R. Valdez and Maria A. Valdez in Vol. 5183, Pg. 643, Real Property Records of Bexar County, Texas;

THENCE along and with the common boundary of the herein described tract and said Valdez Tract, North 00°41'33" West, at a distance of 428.10 feet passing a found ½" iron rod, a total distance of 428.48 feet (called North 01°00'29" West, a distance of 428.48 feet) to a point of reference for the northwest corner of the herein described tract, the northeast corner of said Valdez Tract, a point in the southerly R.O.W. line of E. Petaluma Blvd.;

THENCE along and with said R.O.W., North 89°19'32" East, a distance of 102.13 feet (called North 89°00'43" East, a distance of 102.15 feet) to the **POINT OF BEGINNING** and containing 1.00 acres, more or less.

Ex. A

S.H.