

MARTINEZ
Surveying & Mapping Co.
Firm # 101822-00
8546 Broadway Suite 225
San Antonio, Texas 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF BEXAR

0.744 ACRE TRACT

All that certain tract or parcel of land containing 0.744 of an acre in the City of San Antonio, Bexar County, Texas, known as the West 65.2 feet of the North 162 feet of Lot 42 and the East irregular 75.5 feet of Lot 42, New City Block 11882, Olmos Park Heights, according to map or plat thereof recorded in Volume 980, Page 29, Deed and Plat Records of Bexar County, Texas.

Said 0.744 acre tract, being more particularly described by metes and bounds as follows:

- BEGINNING: at a ½” iron pin found on the North line of E. Sandalwood Lane at the Southwest corner of David Sanchez tract, of record in Volume 18366, Page 285, Real Property Records of Bexar County, Texas, same being the Southwest corner of Lot 41 and same being the Southeast corner of Lot 42, for the Southeast corner of this tract;
- THENCE: South 88 deg. 57 min. 07 sec. West, 65.17 feet along with the North line of E. Sandalwood Lane to a punch mark found in concrete found at the Southeast corner of a Lucila Moreno, 0.253 acres, of record in Volume 18612, Page 1326, Real Property Records of Bexar County, Texas, for the Southwest corner of this tract;
- THENCE: North 00 deg. 34 min. 02 sec. West, 138.36 feet to a ½” iron pin found at the Northeast corner of said Moreno, 0.253 acre tract, for a corner of this tract;
- THENCE: North 89 deg. 40 min. 11 sec. West, 80.09 feet to a fence post found on the East line of HD Development Properties, LP tract, of record in Volume 8889, Page 374, Real Property Records of Bexar County, Texas, for a corner of this tract;
- THENCE: North 00 deg. 36 min. 06 sec. West, 158.72 feet to a metal fence post found on the South line of Thomas John Kita & Frank S, Kita Jr., tract, of record in Volume 17384, Page 594, Real Property Records of Bexar County, Texas, for the Northwest corner of this tract;

THENCE: North 88 deg. 57 min. 31 sec. East, 146.14 feet to a fence post found at the Northwest corner of said Sanchez tract, for the Northeast corner of this tract;

THENCE: South 00 deg. 24 min. 55 sec. East, 299.00 feet to the Point of Beginning.

Bearing Basis – South 88 deg. 57 min. 07 sec. West, 65.17 feet – from the South line of this tract as obtained from GPS Observation (WGS84, NAVD88).



A handwritten signature in black ink that reads "Reynaldo Martinez Jr." with a stylized flourish at the end.

REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 19-9-22
October 18,
(SEE ATTACHED SURVEY PLAT)