

23018027

**Metes and Bounds Description
for a 0.4077 Acre Tract**

Being 0.4077 acre (17,758 sq. ft.) of land being the remaining portion of Lots 40 and 41, New City Block 8593, Petaluma Gardens Addition, San Antonio, Bexar County, Texas, recorded in Volume 3377, Page 259 of the Deed and Plat Records of Bexar County, Texas; said 0.4077 acre (17,758 sq. ft.) tract being more particularly described as follows:

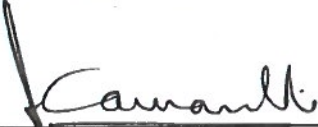
Beginning at a found iron rod located on the southeast right-of-way line of Castroville Road; said iron rod being the common northerly corner of the said remaining portion of Lot 40 and of the remaining portion of Lot 39, New City Block 8593, said Petaluma Gardens Addition; said iron rod also being the northwest corner of the said remaining portion of Lot 40 and of the tract herein described;

1. Thence N 74°51'50" E, 100.05 feet along the said southeast right-of-way line to an "X" etched in concrete set at the westerly end of a right-of-way curve return located at the southwest corner of the intersection of Castroville Road and S.W. 40th Street (A.K.A. Jasmine Lane); said "X" being at the beginning of a tangent curve to the right;
2. Thence Departing the said southeast right-of-way line, 31.36 feet along the said tangent right-of-way curve return to the right having a central angle of 89°51'10", a radius of 20.00 feet, and whose chord bearing and distance is S 60°12'35" E, 28.25 feet to an iron rod set at the southerly end of the said right-of-way curve return; said iron rod being located on the southwest right-of-way line of S.W. 40th Street and being the end of this curve;
3. Thence S 15°17'00" E, 128.59 feet along the said southwest right-of-way line to a found iron rod located at the common northerly corner of the said remaining portion of Lot 41 and of Lot 36, New City Block 8593, said Petaluma Gardens Addition; said iron rod also being the southeast corner of the said remaining portion of Lot 41 and of the tract herein described;

4. Thence S 74°43'00" W, 120.00 feet departing the said southwest right-of-way line and along the common line between the said Lots 41, 40, and 36 to a found iron rod being the common southerly corner of the said Lots 40 and 39; said iron rod also being the southwest corner of the said remaining portion of Lot 40 and of the tract herein described;
5. Thence N 15°17'00" W, 148.85 feet departing the said common line between the said Lots 41, 40, and 36 and along the common line between the said Lots 40 and 39 to the **Point of Beginning** and containing 0.4077 acre (17,758 sq. ft.) of land, more or less.

A plat of even date accompanies this metes and bounds description.

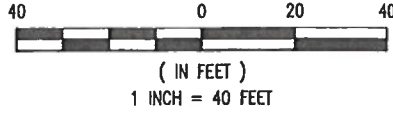
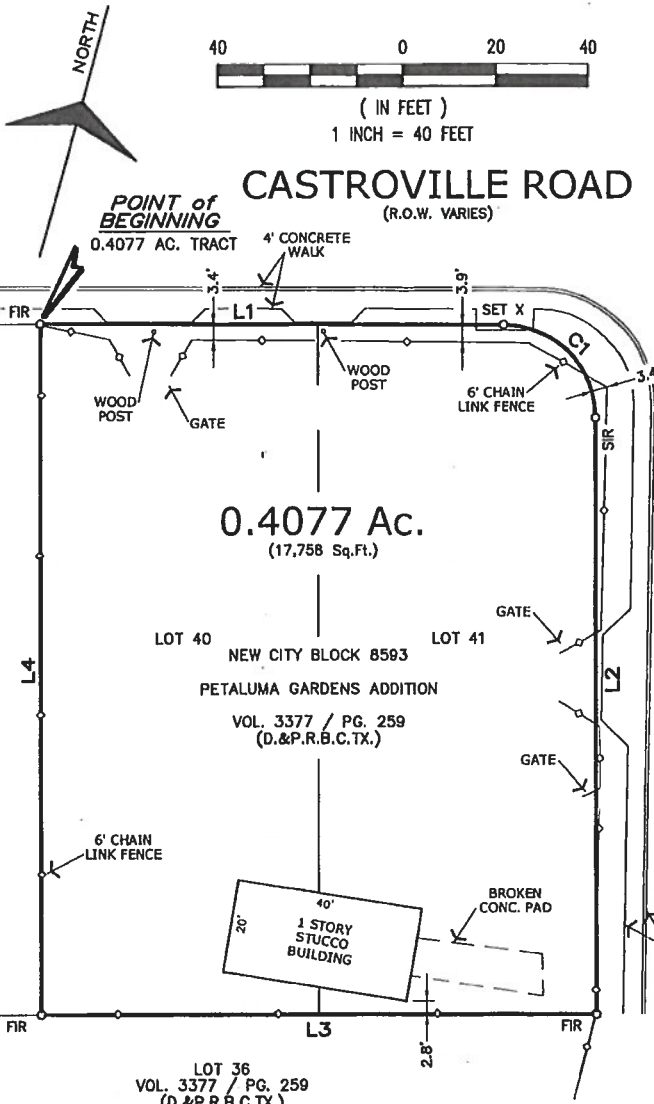
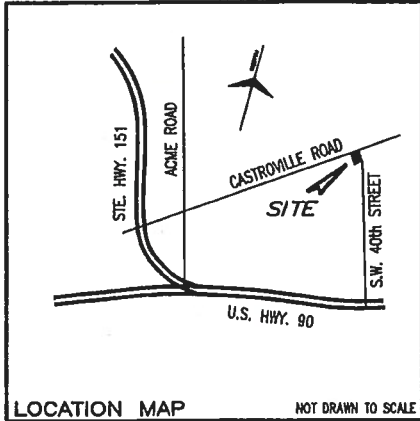



Adalberto Camarillo
Registered Professional Land Surveyor
No. 3929
September 15, 2017

22018027

ROZNECKI AND CAMARILLO

TBPLS FIRM REGISTRATION #100423-00
5835 CALLAGHAN RD. / SUITE 200
SAN ANTONIO, TEXAS 78228 210.349.3273



LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N74°51'50"E	100.05'
L2	S15°17'00"E	128.59'
L3	S74°43'00"W	120.00'
L4	N15°17'00"W	148.85'

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD B/D
C1	89°51'10"	20.00'	31.36'	19.95'	S60°12'35"E 28.25'

NOTES :

- "O.P.R.R.P.B.C.TX." - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
- "D.&P.R.B.C.TX." - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- "FIR" DENOTES FOUND IRON ROD.
- "SIR" DENOTES SET IRON ROD.
- "SET X" DENOTES AN X MARK ETCHED ON CONCRETE.

★DIRECTIONAL CONTROL BASIS :

BEARING BASIS FOR THE SURVEY IS BASED UPON THE PETALUMA GARDENS ADDITION SUBDIVISION PLAT, RECORDED IN VOLUME 3377, PAGE 259, DEED, AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PLAT SHOWING :

BEING 0.4077 ACRE (17,758 SQ. FT.) OF LAND BEING THE REMAINING PORTION OF LOTS 40 AND 41, NEW CITY BLOCK 8593, PETALUMA GARDENS ADDITION SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 3377, PAGE 259 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

REFERENCES :

- VOL. 3377, PG. 259 (D.&P.R.B.C.TX.)
- VOL. 12950, PG. 2380 (O.P.R.R.P.B.C.TX.)
- VOL. 5918, PG. 609 (O.P.R.R.P.B.C.TX.)
- JOB NO. : 17016
- DWN BY : TALAMANTEZ
- DWG FILE : (REF. DATESTAMP)

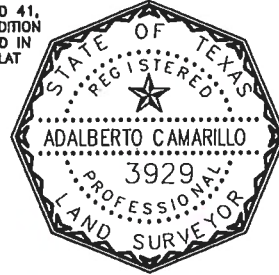
THIS SURVEY WAS PREPARED WITH TITLE COMMITMENT GF NO. 2273015-SA51 BY FIRST AMERICAN TITLE GUARANTY COMPANY; ISSUED ON SEPTEMBER 11, 2017, HAVING AN EFFECTIVE DATE OF AUGUST 30, 2017.
OWNER: NOE IGNACIO LOPEZ

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE EXHIBIT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL WORKING UNDER MY SUPERVISION.

THIS 15th DAY OF SEPTEMBER 2017, A.D.

Adalberto Camarillo
ADALBERTO CAMARILLO, R.P.L.S. NO. 3929
SHEET 3 OF 3



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