

2018217

METES AND BOUNDS

TRACT 1

Being 0.680 acres of land, more or less, and being all of Lots 1, 2, 3 and 5, New City Block 577 in the City of San Antonio, Bexar County, Texas, being that property conveyed as Tract 1 by Warranty Deed recorded in Volume 3848, Page 1, Official Public Records, Bexar County, Texas, said 0.680 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 0.680 acres, same being the northeast corner of said Lot 4 and on the South Right-of-Way line of E. Houston, same also being the northwest corner of Lot 5, N.C.B. 577 and the **POINT OF BEGINNING**;

THENCE along the line common to this 0.680 acres and said Lot 5, South 00 degrees 11 minutes 04 seconds East, a distance of 181.80 feet to a point for the southeast corner of this 0.680 acres, same being the northeast corner of Tract 2, surveyed this same date;

THENCE along the line common to this 0.680 acres and said Tract 2, South 89 degrees 51 minutes 32 seconds West, a distance of 162.90 feet to a point for the southwest corner of this 0.680 acres, same being the northwest corner of said Tract 2 and on the East Right-of-Way line of N. Hackberry;

THENCE along the East Right-of-Way line of said N. Hackberry, North 00 degrees 11 minutes 04 seconds West, a distance of 181.80 feet to a point for the northwest corner of this 0.680 acres, same being at the intersection of the East Right-of-Way line of said N. Hackberry and the South Right-of-Way line of said E. Houston;

THENCE along the South Right-of-Way line of said E. Houston, North 89 degrees 51 minutes 32 seconds East, a distance of 162.90 feet to the **POINT OF BEGINNING** and containing 0.680 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. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinate, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
January 18, 2018



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METES AND BOUNDS

TRACT 2

Being 0.077 acres of land, more or less, out of Lot A-14, New City Block 577, and being that same property described as Tract 2 in the Warranty Deed recorded in Volume 3848, Page 1, Official Public Records, Bexar County, Texas, said 0.077 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 0.077 acres, same being the northwest corner of the Strong Foundation Tract (Volume 10493, Page 542) and on the East Right-of-Way line of said N. Hackberry, same also being the **POINT OF BEGINNING**;

THENCE along the East Right-of-Way line of said N. Hackberry, North 00 degrees 11 minutes 04 seconds West, a distance of 17.80 feet to a point for the northwest corner of this 0.077 acres, same being the southwest corner of Tract 1, surveyed this same date;

THENCE along the line common to this 0.077 acres and said Tract 1, North 89 degrees 51 minutes 32 seconds East, a distance of 162.90 feet to a point for the northeast corner of this 0.077 acres, same being on the West line of Lot 5, N.C.B. 577;

THENCE along the line common to this 0.077 acres and said Lot 5, South 00 degrees 11 minutes 04 seconds East, a distance of 23.63 feet to a point for the southeast corner of this 0.077 acres, same being the northeast corner of said Strong Tract;

THENCE along the line common to this 0.077 acres and said Strong Tract, North 88 degrees 05 minutes 31 seconds West, a distance of 163.01 feet to the **POINT OF BEGINNING** and containing 0.077 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. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinate, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
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