

FIELD NOTES

For

0.1458 Acre of Land

102 Jon Ann

San Antonio, Bexar County, Texas

All that certain 0.1458 acre of land, more or less, out of Lot 22, Block 1, New City Block 6615, Weaver Subdivision, being a re-subdivision of N.C.B. 6615 thru 6620 out of the original subdivision known as Montezuma in the City of San Antonio, Bexar County, Texas, said Weaver Subdivision is recorded in Vol. 2222, Pg. 84 of the Deed and Plat Records of Bexar County, Texas; said 0.1458 acre tract is a part of the same 0.2599 acre tract described in a Deed recorded in Volume 5542, Page 1004 of the Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING At a point marked 'X' on concrete in the east Right-of-Way of Jon Ann Street being the Southwest corner of said Lot 22 for the Southwest corner of this tract;

THENCE N 03°58'57" W, 50.00 feet along the East Right-of-Way of Jon Ann Street to a 'X' mark set on concrete for the Northwest corner of this tract, same being the Southwest corner of Lot 21, said Block 1;

THENCE N 86°01'18" E, 102.58 feet with the common line of said Lot 21 and said Lot 22 across the existing building to an iron pin set for the Northeast corner of this tract;

THENCE S 11°14'00" E, 70.10 feet across said Lot 22 to a 'X' mark set on concrete for the Southeast corner of this tract;

THENCE N 84°01'45" W, 113.13 feet along the South line of said Lot 22 to the **POINT OF BEGINNING**, containing 0.1458 acre of land, more or less.

S. B. Shrestha

S.B. 'David' Shrestha, R.P.L.S. #5920
Texas Engineering & Surveying, Inc.
Job No. 22012349
July 2, 2020

