

**METES AND BOUNDS**

Being 0.533 acres of land, more or less, being out of and a portion of Lot 14, New City Block 10760. J. Otis McCreless Subdivision, City of San Antonio, Bexar County, Texas, according to the Map or Plat thereof recorded in Volume 1625, Page 102, Deed and Plat records, Bexar County, Texas, said 0.533 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found for the southeast corner of said Lot 14, same being the southwest corner of the Alton M. Rousseau tract (Volume 9226, Page 1089) and on the North Right-of-Way of Elaine Road;

**THENCE** along the line common to said Lot 14 and said Rousseau tract, North 00 degrees 04 minutes 23 seconds East, a distance of 146.41 feet to a 1/2 inch iron rod set for the southeast corner of this 0.533 acres, same being the **POINT OF BEGINNING**;

**THENCE** over and across said Lot 14, South 89 degrees 22 minutes 47 seconds West, at a distance of 123.51 feet pass a 1/2 inch iron rod set for witness, and continuing in all for a total distance of 138.51 feet to a point for the southwest corner of this 0.533 acres, same being on the West line of said Lot 14 and on the East line of Lot 13, J. Otis McCreless Subdivision;

**THENCE** along the line common to this 0.533 acres, said Lot 13, and said Lot 14, North 00 degrees 04 minutes 44 seconds East, a distance of 167.69 feet to a 1/2 inch iron rod found for the northwest corner of this 0.533 acres, same being the northwest corner of said Lot 14 and the northeast corner of said Lot 13, same also being on the South line of Lot 13, Generation FCU Rigsby (Volume 20001, Page 44);

**THENCE** along the line common to this 0.533 acres, said Lot 14, and said Lot 13 (Rigsby), North 89 degrees 20 minutes 35 seconds East, a distance of 138.50 feet to a 1/2 inch iron rod found for the northeast corner of this 0.533 acres, same being the northeast corner of said Lot 14 and the northwest corner of Lot 33, L.A. Loessin Property (Volume 4181, Page 21);

**THENCE** along the line common to this 0.533 acres, said Lot 14, and said Lot 33, South 00 degrees 04 minutes 23 seconds West, a distance of 167.78 feet to the **POINT OF BEGINNING**, and containing 0.553 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 Coordinates, South Central Zone, Grid.**

**Mark J. Ewald**  
**Registered Professional Land Surveyor**  
**Texas Registration No. 5095**  
**August 1, 2019**

