

MARTINEZ
Surveying & Mapping Co.
Firm # 101822-00
8546 Broadway Suite 225
San Antonio, Texas 78217
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STATE OF TEXAS
COUNTY OF BEXAR

0.494 ACRE TRACT

All that certain tract or parcel of land containing 0.494 of an acre in the City of San Antonio, Bexar County, Texas, situated in New City Block 10615, out of a 6.935 acre tract described as East Houston Estates, Unit 2, according to map or plat thereof recorded in Volume 7700, Page 53, Deed and Plat Records of Bexar County, Texas, and being the same tract called 0.492 of an acres described in conveyance from Ronald Lewis Bethany to Alvin C. Ony, of record in Volume 18048, Page 1935, Real Property Records of Bexar County, Texas.

Said 0.494 acre tract, being more particularly described by metes and bounds as follows:

BEGINNING: at a ½” iron pin found on the South line of Waycross Lane at the Northeast corner of Timmie Junior Borquez and Jessica Renee Borquez tract of record in Volume 17998, Page 1839, Real Property Records of Bexar County, Texas, being Lot 7, Block 4, N.C.B. 14348, East Houston Estates, Unit 2-C, according to map or plat thereof recorded in Volume 6800, Page 87, Deed and Plat Records of Bexar County, Texas, for the Northwest corner of this herein described tract;

THENCE: along with the South line of said Waycross Lane, the following courses and distances:
along with a curve to the right having a radius of 713.76 feet, a delta angle of 01 deg. 08 min. 06 sec., an arc length of 14.14 and a chord bearing and distance of South 85 deg. 29 min. 16 sec. East, 14.14 feet to a ½” iron pin found;
along with a curve to the left having a radius of 763.76 feet, a delta angle of 01 deg. 13 min. 36 sec., an arc length of 16.35 feet and a chord bearing and distance of South 81 deg. 45 min. 28 sec. East, 16.35 feet to a ½” iron pin found;
along with said curve to the left, having a radius of 1048.97 feet, a delta angle of 05 deg. 59 min. 28 sec., an arc length of 109.68, and a chord bearing and distance of South 86 deg. 54 min. 18 sec. East, 109.63 feet to a ½” iron pin found
South 89 deg. 52 min. 01 sec. East, 37.16 feet to a ½” iron pin found, at the Northwest corner of a variable width drainage easement, of record in Volume 5438, Page 859, Real Property Records of Bexar County, Texas, for the Northeast corner of this herein described tract;

THENCE: South 00 deg. 00 min. 58 sec. East, 112.32 feet along with the West line of said variable width drainage easement to a ½” iron pin found, for the Southeast corner of this herein described tract;

THENCE: along with the North line of said variable drainage easement, the following courses and distances:
South 44 deg. 24 min. 11 sec. West, 11.98 feet to a PK nail found in concrete;
South 89 deg. 43 min. 30 sec. West, 45.28 feet to a ½” iron pin set with cap (RPLS 5482);
along with a curve to the right having a radius of 888.53 feet, an arc length of 123.17 feet and a chord bearing and distance of North 88 deg. 54 min. 18 sec. West, 123.07 feet to a ½” iron pin found at the Southeast corner of said Lot 7, Block 4, N.C.B. 14348, for the Southwest corner of this herein described tract;

THENCE: North 00 deg. 10 min. 59 sec. West, 122.66 feet to the POINT OF BEGINNING.

Bearing Basis – South 00 deg. 00 min. 58 sec. East – from the East line of this herein described tract, of record in Volume 18048, Page 1935, Real Property Records of Bexar County, Texas.



REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482
W. O. # 17-3-6
March 14, 2017
(SEE ATTACHED SURVEY PLAT)
Updated: Nov. 20, 2017