



Firm License No. 10122300

**FIELD NOTES
FOR
A 0.0489 OF AN ACRE TRACT**

A **0.0489 of an acre** tract of land, situated in the City of San Antonio, Bexar County, Texas and being all of an 18 foot wide alley, New City Block (N.C.B.) 12693, as dedicated to the public and shown on the Vacating and Resubdivision Plat of the Meadowwood Estates Subdivision, Commercial Area, Unit 1, a plat of record in Volume 4600 Page 176 of the Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at found 5/8" iron rod in the east right-of-way line of New Braunfels Avenue, a 75 foot wide right-of-way, for the northwest corner of Lot 1, N.C.B. 12693 of the Meadowwood Estates Commercial Area Unit-1 of record in Volume 4500 Pages 136-137 of the Deed and Plat Records of Bexar County, Texas, for the southwest corner of the 18 foot wide alley and the tract described herein, from which a point of non-tangency of Lot 1 of the Meadowwood Estates Commercial Area Unit-1 bears, S 00° 33' 16" E, a distance of 149.98 feet, from which a found ½" iron rod for a called 3 foot monument for the point of non-tangency of Lot 1 bears, S 89° 26' 44" W, a distance of 3.00 feet;

THENCE: N 00° 33' 16" W, along and with the east right-of-way line of New Braunfels Avenue and the west line of the 18 foot wide alley, a distance of **18.00 feet** to a set PK nail with a washer stamped "KFW SURVEYING" for the southwest corner of Lot 7, N.C.B. 12693 of the Vacating and Resubdivision Plat of the Meadowwood Estates Subdivision, Commercial Area, Unit 1 Plat, for the northwest corner of the 18 foot wide alley and the tract described herein,

THENCE: Departing the east right-of-way line of New Braunfels Avenue and along and with the common line between Lot 7 and the 18 foot wide alley the following two (2) courses:

1. **N 89° 36' 41" E**, a distance of **105.69 feet** to a found ½" iron rod for an interior corner of the tract described herein, and
2. **N 44° 34' 58" E**, a distance of **14.07 feet** to a found ½" iron rod in the west right-of-way line a 28 foot wide alley, N.C.B. 12693 as shown on the Vacating and Resubdivision Plat of the Meadowwood Estates Subdivision, Commercial Area, Unit 1 Plat, for a southeast exterior corner of Lot 7, the northeast corner of the 18 foot wide alley and the tract described herein;

THENCE: S 00° 23' 19" E, along and with the common line between the 18 foot wide alley and the 28 foot wide alley, a distance of **27.96 feet** to a point which is located within the limits of an existing power pole, this date surveyed, in the north line of Lot 1, for the southwest corner of the 28 foot wide alley, the southeast corner of the 18 foot wide alley and the tract described herein, from which the southeast corner of the 28 foot wide alley and northeast corner of Lot 1 bears, N 89° 36' 41" E, a distance of 28.00 feet, from which a found ½" iron rod bears, S 45° 22' 14" W, a distance of 1.26 feet;

THENCE: S 89° 36' 41" W, along and with the common line between the 18 foot wide alley and Lot 1 at a distance of 5.00 feet passing a set ½" iron rod with a pink plastic cap stamped "KFW SURVEYING – REFERNECE POINT" and continuing for a total distance of **115.58 feet** to the **POINT OF BEGINNING** and containing **0.0489 of an acre** or 2,130 square feet, more or less, in the City of San Antonio, Bexar County, Texas and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 (2011) Texas State Plane South Central Zone, 4204. Distances recited herein are surface distances using an average combined scale factor of 0.9998300289.

Job No.: 15-074
Prepared by: KFW Surveying
Date: November 11, 2015
File: S:\Draw 2015\15-074 Vitamin Cottage - New Braunfels Ave\DOCS\FN - 0.0489 AC QUITCLAIM.dwg

