

PA2019-11600071

Z2019-10700252



STATE OF TEXAS §
COUNTY OF BEXAR §

TRACT 1, PARCEL 1

BEING A 0.47 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND ALL OF LOT 2, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at ½" iron rod found in the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) for the southwest corner of said Lot 1, same being the northwest corner of said Lot 2 for the northwest corner and **POINT OF BEGINNING** of this herein described tract,

THENCE, N 89°41'04" E, leaving the east right-of-way line of Hoefgen Avenue, with the common line of said Lots 1 and 2, a distance of **123.09 feet** to a ½" iron rod set for an angle point;

THENCE, N 00°02'47" W, leaving the north line of said Lot 2, over and across said Lot 1, a distance of **69.71 feet** to a ½" iron rod set in the south right-of-way line of East Indiana Street (55.6-foot-wide right-of-way) for an angle point;

THENCE, N 89°41'04" E, with the south right of way line of East Indiana Street, a distance of **86.05 feet** to a ½" iron rod set for the northeast corner of said Lot 1, same being the northeast corner of this herein described tract;

THENCE, S 00°19'06" E, leaving the south right-of-way line of East Indiana Street, with the east lines of said Lots 1 and 2, a distance of **139.49 feet** to a ½" iron rod set for the southeast corner of said Lot 2, same being the southeast corner of this herein described tract;

THENCE, S 89°41'04" W, with the south line of said Lot 2, a distance of **209.47 feet** to a ½" iron rod set in the east right-of-way line of Hoefgen Avenue for the southwest corner of said Lot 2, same being the southwest corner of this herein described tract;

THENCE, N 00°19'13" W, with the east right-of-way line of Hoefgen Avenue, same being the west line of said Lot 2, a distance of **69.78 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.47 of one acre (20,626 square feet) of land, more or less with in these metes and bounds.

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FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Caesar A. Garcia
RPLS No. 5904
October 15, 2019



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STATE OF TEXAS §
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TRACT 1, PARCEL 2

BEING A 0.94 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 4 INCLUSIVE, EAST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at ½” iron rod found at the intersection of the south right-of-way line of East Indiana Street (55.6-foot-wide right-of-way) and the west right-of-way line of the Southern Pacific Railroad for the northeast corner of said Lot 4, same being the northeast corner and **POINT OF BEGINNING** of this herein described tract,

THENCE, S 00°27’21” E, with the west right-of-way line of the Southern Pacific Railroad, same being the east line of said Lot 4, a distance of **195.33 feet** to a ½” iron rod set for the southeast corner of said Lot 4 and this herein described tract;

THENCE, S 89°41’04” W, leaving the west right-of-way line of the Southern Pacific Railroad, with the south lines of said Lots 1 through 4 inclusive, a distance of **209.61 feet** to a ½” iron rod set for the southwest corner of said Lot 1, same being the southwest corner of this herein described tract;

THENCE, N 00°19’06” W, with the west line of said Lot 1, a distance of **195.33 feet** to a ½” iron rod set in the south right-of-way line of East Indiana Street, for the northwest corner of said Lot 1, same being the northwest corner of this herein described tract;

THENCE, N 89°41’04” E, with the south right-of-way line of East Indiana Street, same being the north lines of said Lots 1 through 4 inclusive, a distance of **209.14 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.94 of one acre (40,897 square feet) of land, more or less with in these metes and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

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STATE OF TEXAS §
COUNTY OF BEXAR §

TRACT 1, PARCEL 3

BEING A 0.10 ACRE TRACT OF LAND OUT OF AN ABANDONED ALLEY IN NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME "TRACT 3" DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 14423, PAGE 499 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at ½" iron rod with "KFW" plastic cap found in the west right-of-way line of Southern Pacific Railroad for the northeast corner of Lot 8, East ½ of Block 11, N.C.B. 656, conveyed to 533 Delaware, LLC. by deed recorded in Document No. 20190068354 of the Official Public Record of Bexar County, Texas, same being the southeast corner and **POINT OF BEGINNING** of this herein described tract, from which a PK nail found for the southeast corner of said Lot 8 bears S 00°15'14" E, a distance of 195.02 feet;

THENCE, S 89°41'04" W (WEST, 100.0 feet per deed), leaving the west right-of-way line of the Southern Pacific Railroad, with the north line of said Lot 8 and Lot 7 of said East ½ of Block 11, a distance of **100.33 feet** to the northwest corner of said Lot 7, the northeast corner of Lot 6 of said East ½ of Block 11, same being the southernmost southwest corner of this herein described tract;

THENCE, N 00°27'21" E (NORTH, 14.5 feet per deed), a distance of **14.52 feet** to a set "x" in concrete for an interior angle point in the west line of this herein described tract;

THENCE, S 89°41'04" W (WEST, 109.5 feet per deed), a distance of **109.32 feet** to a ½" iron rod set for the common west corner of Lots 3 and 4, West ½ of Block 11 for the westernmost southwest corner of this herein described tract;

THENCE, N 00°19'06" W (NORTH 14.5 feet per deed), with the east line of said Lot 3, West ½ of Block 11, a distance of **14.52 feet** to a ½" iron rod set for the southwest corner of Lot 1, East ½ of Block 11, same being the northwest corner of this herein described tract;

THENCE, N 89°41'04" E (EAST, 209.5 feet per deed), leaving the east line of Lot 3, West ½ of Block 11, with the south lines of Lots 1-4 inclusive, East ½ of Block 11, a distance of **209.61 feet** to a ½" iron

rod set in the west right-of-way line of Southern Pacific Railroad for the southeast corner of said Lot 4, East ½ of Block 11, same being the northeast corner of this herein described tract;

THENCE, S 00°27'21" E (SOUTH, 29.0 feet per deed), with the west right-of-way line of Southern Pacific Railroad, a distance of **29.05 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.10 of one acre (4,502 square feet) of land, more or less with in these mets and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

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TRACT 1, PARCEL 4

BEING A 0.04 ACRE TRACT OF LAND OUT OF AN ABANDONED ALLEY IN NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME "TRACT 4" DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 14423, PAGE 499 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING from ½" iron rod with "KFW" plastic cap found in the west right-of-way line of Southern Pacific Railroad for the northeast corner of Lot 8, East ½ of Block 11, conveyed to 533 Delaware, LLC. by deed recorded in Document No. 20190068354 of the Official Public Records of Bexar County, Texas, from which a PK nail found for the southeast corner of said Lot 8 bears S 00°15'14" E, a distance of 195.02 feet;

THENCE, S 89°41'04" W (WEST, 100.0 feet per deed), leaving the west right-of-way line of Southern Pacific Railroad, with the north line of Lot 8 and 7 of said East ½ of Block 11, a distance of **100.33 feet** to the northwest corner of said Lot 7, same being the southeast corner and **POINT OF BEGINING** of this herein described tract;

THENCE, S 89°41'04" W (WEST, 109.5 feet per deed), with the north lines of Lots 5 and 6 of said East ½ of Block 11, a distance of **109.35 feet** to a ½" iron rod set in the east line of Lot 4, West ½ of Block 11 for the southwest corner of this herein described tract

THENCE, N 00°19'06" W (NORTH, 14.5 feet per deed), with the east line of said Lot 4, West ½ of Block 11, a distance of **14.52 feet** to a ½" iron rod set for the common east corner of Lots 3 and 4, West ½ of Block 11, same being the northwest corner of this herein described tract;

THENCE, N 89°41'04" E (EAST, 109.5 feet per deed), leaving the east line of the West ½ of Block 11, over and across said abandoned alley, a distance of **109.32 feet** to a set "x" for the northeast corner of this herein described tract;

THENCE, S 00°19'06" E (SOUTH, 14.5 feet per deed) continuing over and across said abandoned alley, a distance of **14.52 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.04 of one acre (1,588 square feet) of land, more or less with in these metes and bounds.

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October 15, 2019





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STATE OF TEXAS §
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TRACT 2

BEING A 0.34 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 3, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING from a ½” iron rod found in the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) for the northwest corner of Lot 2, West ½ of Block 11;

THENCE, S 00°19’13” E, with the east right-of-way line of Hoefgen Avenue, same being the west line of said Lot 2, a distance of **69.78 feet** to a ½” iron rod set for the southwest corner of said Lot 2, same being the northwest corner of said Lot 3 and the northwest corner and **POINT OF BEGINNING** of this herein described tract,

THENCE, N 89°41’04” E, leaving the east right-of-way line of Hoefgen Avenue, with the south line of said Lot 2, a distance of **209.47 feet** to a ½” iron rod set for the southeast corner of said Lot 2, same being the northeast corner of said Lot 3 and this herein described tract;

THENCE, S 00°19’06” E, with the east line of said Lot 3, a distance of **70.36 feet** to a ½” iron rod set for the northeast corner of Lot 4, West ½ of Block 11, same being southeast corner of said Lot 3 and this herein described tract;

THENCE, S 89°50’45” W, with the north line of said Lot 4, a distance of **209.47 feet** to a ½” iron rod set in the east right-of-way line of Hoefgen Avenue for the northwest corner of said Lot 4, same being the southwest corner of said Lot 3 and this herein described tract;

THENCE, N 00°19’13” W, with the east right-of-way line of Hoefgen Avenue, a distance of **69.78 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.34 of one acre (14,678 square feet) of land, more or less with in these metes and bounds.

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RPLS No. 5904
October 15, 2019





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TRACT 3

BEING A 0.53 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 4 AND THE WEST 60 FEET OF LOTS 5 AND 6, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod found at the intersection of the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) and the north right-of-way line of East Delaware Street (55.6-foot-wide right-of-way) for the southwest corner of said Lot 6, same being the southwest corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, N 00°19’13” W, with the east right-of-way line of Hoefgen Avenue, same being the west lines of said Lots 4 through 6 inclusive, a distance of **209.67 feet** to a ½” iron rod set for the southwest corner of Lot 3 of said West ½ of Block 11, same being the northwest corner of said Lot 4 and this herein described tract;

THENCE, N 89°50’45 E, leaving the east right-of-way line of Hoefgen Avenue, with the south line of said Lot 3, a distance of **209.47 feet** to a ½” iron rod set for the southeast corner of said Lot 3, same being the northeast corner of said Lot 4 and this herein described tract;

THENCE, S 00°19’06” E, with the east line of said Lot 4, a distance of **69.42 feet** to a ½” iron rod set for the northeast corner of said Lot 5, same being the southeast corner of said Lot 4 and the easternmost southeast corner of this herein described tract;

THENCE, S 89°44’54” W, with the north line of said Lot 5 and the south line of said Lot 4, a distance of **149.58 feet** to a ½” iron rod set for an angle point;

THENCE, S 00°18’23” E, leaving the south line of said Lot 4, over and across said Lots 5 and 6, a distance of **139.89 feet** to a ½” iron rod set in the north right-of-way line of East Delaware Street for the southernmost southeast corner of this herein described tract;

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THENCE, S 89°44'54" W, with the north right-of-way line of East Delaware Street, a distance of **59.85 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.53 of one acre (22,954 square feet) of land, more or less with in these metes and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

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RPLS No. 5904
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TRACT 4

BEING A 0.48 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, PREVIOUSLY DESCRIBED AS THE EAST 149.6 FEET OF LOTS 5 AND 6, WEST ½ OF BLOCK 11 OF NEW CITY BLOCK 656, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING from a ½” iron rod found at the intersection of the east right-of-way line of Hoefgen Avenue (55.6-foot-wide right-of-way) and the north right-of-way line of East Delaware Street (55.6-foot-wide right-of-way) for the southwest corner of said Lot 6;

THENCE, N 89°44’54” E, with the north right-of-way line of East Delaware Street, a distance of **59.85 feet** to a ½” iron rod set for the southwest corner and the **POINT OF BEGINNING** of this herein described tract

THENCE, N 00°18’23” W, leaving the north right-of-way line of East Delaware Street, over and across said Lots 5 and 6, a distance of **139.89 feet** to a ½” iron rod set in the north line of said Lot 5, same being the south line of Lot 4 of the West ½ of Block 11, for the northwest corner of this herein described tract;

THENCE, N 89°44’54” E, with the north line of said Lot 5 and the south line of said Lot 4, a distance of **149.58 feet** to a ½” iron rod set for the southeast corner of said Lot 4, same being the northeast corner of said Lot 5 and this herein described tract;

THENCE, S 00°19’06” E, with the east lines of said Lots 5 and 6, a distance of **139.89 feet** to a ½” iron rod set in the north right-of-way line of East Delaware Street for the southeast corner of said Lot 6 and this herein described tract;

THENCE, S 89°44’54” W, with the north right-of-way line of East Delaware Street, a distance of **149.61 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.48 of one acre (20,927 square feet) of land, more or less with in these metes and bounds.

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Caesar A. Garcia
RPLS No. 5904
October 15, 2019





13300 Old Blanco Rd #301
San Antonio, TX 78216
(210)369-9509

BORROWER/OWNER: BRIGHT LAKES REAL ESTATES, LLC
ADDRESS: 1008 & 1010 HOEFGEN AVENUE
CITY, STATE, ZIP: SAN ANTONIO, TX, 78210
TITLE COMPANY: TEXAS HERITAGE TITLE COMPANY
GF NUMBER: 19-0831BX



LEGAL DESCRIPTION

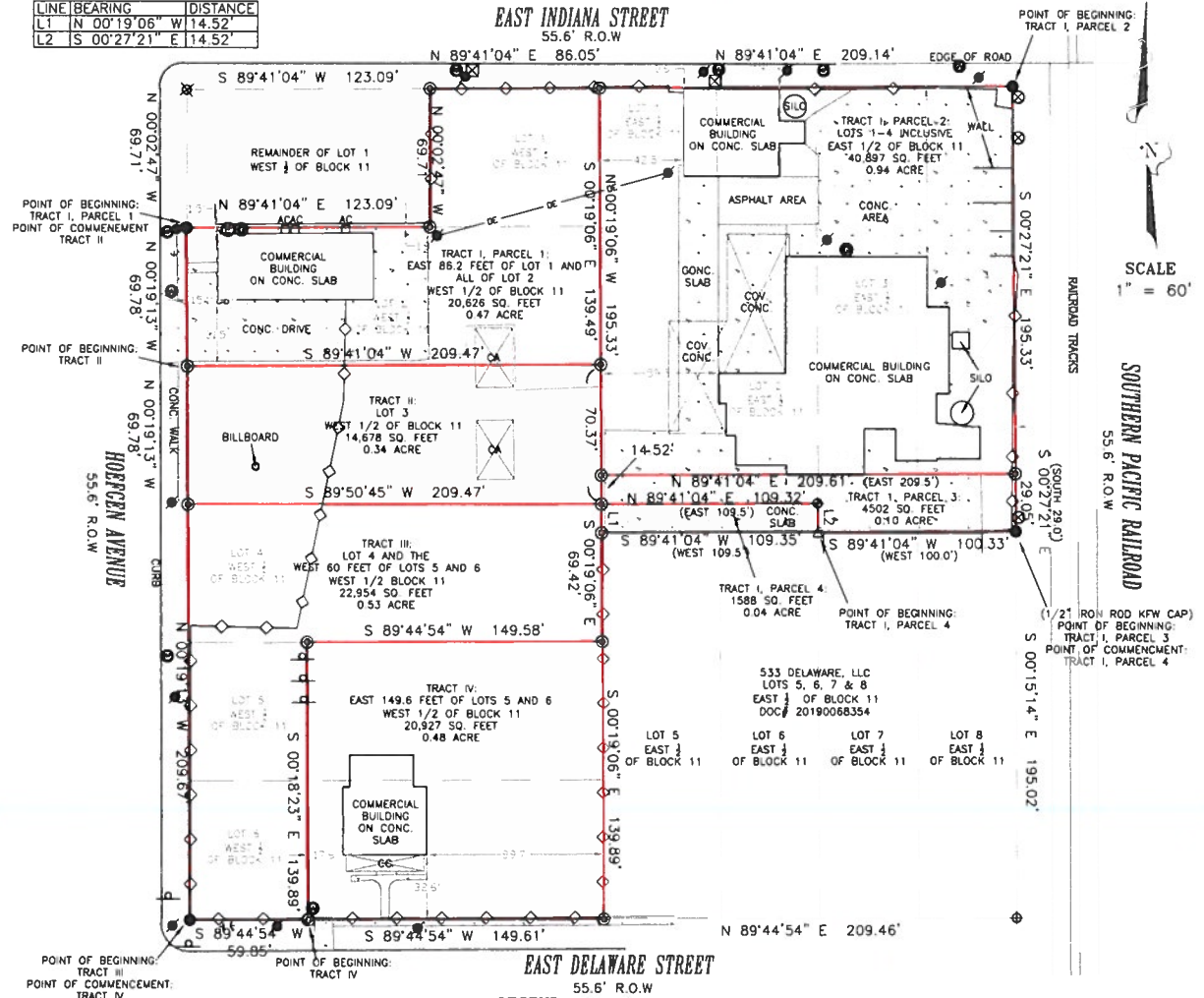
- A 0.47 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING A PORTION OF LOT 1 AND ALL OF LOT 2, WEST 1/2 OF BLOCK 11 OF NEW CITY BLOCK 656 (SEE ATTACHED DESCRIPTION) **TRACT I, PARCEL 1**
- A 0.94 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOTS 1 THROUGH 4 INCLUSIVE, EAST 1/2 OF BLOCK 11 OF NEW CITY BLOCK 656 (SEE ATTACHED DESCRIPTION) **TRACT I, PARCEL 2**
- A 0.10 ACRE TRACT OF LAND OUT OF AN ABANDONED ALLEY IN NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME 'TRACT 3' DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 14423, PAGE 499 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (SEE ATTACHED DESCRIPTION) **TRACT I, PARCEL 3**
- 0.04 ACRE TRACT OF LAND OUT OF AN ABANDONED ALLEY IN NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME 'TRACT 4' DESCRIBED IN A DEED OF TRUST RECORDED IN VOLUME 14423, PAGE 499 OF THE OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS (SEE ATTACHED DESCRIPTION) **TRACT I, PARCEL 4**
- A 0.34 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 3, WEST 1/2 OF BLOCK 11 OF NEW CITY BLOCK 656 (SEE ATTACHED DESCRIPTION) **TRACT II**
- A 0.53 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF LOT 4 AND THE WEST 60 FEET OF LOTS 5 AND 6, WEST 1/2 OF BLOCK 11 OF NEW CITY BLOCK 656 (SEE ATTACHED DESCRIPTION) **TRACT III**
- A 0.48 ACRE TRACT OF LAND OUT OF NEW CITY BLOCK 656, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, PREVIOUSLY DESCRIBED AS THE EAST 149.6 FEET OF LOTS 5 AND 6, WEST 1/2 OF BLOCK 11 OF NEW CITY BLOCK 656 (SEE ATTACHED DESCRIPTION) **TRACT IV**

RECORD DATA

LINE	BEARING	DISTANCE
L1	NORTH	14.50'
L2	SOUTH	14.50'

FIELD DATA

LINE	BEARING	DISTANCE
L1	N 00°19'06" W	14.52'
L2	S 00°27'21" E	14.52'



LEGEND

- BOUNDARY
- M-SC-CONCRETE
- ADJOINER
- OVERHEAD ELECTRIC
- CHAINLINK FENCE
- SET IRON ROD
- FOUND IRON ROD
- FOUND PK NAIL
- FND 'X' ON CONC
- RECORD INFORMATION
- TPED (TEL. PEDESTAL)
- PP (POWER POLE)
- GA (GUY ANCHOR)
- SON
- GM (GAS METER)
- WM (WATER METER)
- EM (ELECTRIC METER)
- FIBER PEDESTAL
- RAILROAD SIGN
- NO PARKING SIGN
- COVERED CONCRETE
- AIR CONDITIONER
- COVERED AREA
- 'X' SET IN CONC.
- CALCULATED POINT

NOTES

- ALL FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED ABOVE, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

NO PLOTTABLE RESTRICTIONS DESCRIBED IN SCHEDULE B

10H) HISTORIC DESIGNATION VERIFIED CERTIFICATE, AS PROVIDED THEREIN, RECORDED IN VOLUME 6260, PAGE 1919 AND VOLUME 16817, PAGE 1957, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS (AS TO TRACT IV). This survey is hereby accepted with all encroachments, overlaps, conflicts, and discrepancies in improvements, boundary lines, and/or land area.



ACCORDING TO FEMA MAP NO. 48029C0415G WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 AND A REVISION DATE OF AUGUST 6, 2018, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Caesar A. Garcia, a Registered Professional Land Surveyor do hereby certify that the above plat represents an actual on the ground survey performed under my direct supervision and is true and correct to the best of my knowledge and belief and that there are no visible encroachments, overlapping of improvements and no discrepancies, shortages of area and conflicts in the boundary lines except as shown. I further certify that this survey meets the minimum standards established by the Texas Board of Professional Land Surveying.

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5904

REVISED LEGAL DESCRIPTIONS

DATE: 10/15/2019	JOB NO: 191007433	FIELD: J.L.	BOUNDARY: C.G.	DRAWN: V.E.	REVIEW: C.G.	REVISION DATE: 10/24/19	TEXAS FIRM #10194244
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