



**METES AND BOUNDS DESCRIPTION
FOR A 0.25 OF AN ACRE TRACT OF LAND**

April 18, 2018

Being 0.25 of an acre of land known as Lot 17, NCB 751, save and except the west 5-feet of the south 100-feet, aka 919 W. Poplar St in the City of San Antonio, Bexar County, Texas. This 0.25 of an acre being more particularly described by metes and bounds as follows.

COMMENCING at a found iron rod at the southwest corner of Lot 9 and the southeast corner of Hitchins St, on the north right-of-way line of W. Poplar, **Thence S 57° 35' 40" W**, with said north right-of-way line a distance of 163.22 feet to a set "X" for the southeast corner of this tract and **Point of Beginning**;

Thence S 57° 38' 00" W, with said right-of-way line a distance of 61.00 feet to a set iron rod for the southwest corner of this tract;

Thence N 33° 00' 00" W, departing said right-of-way line a distance of 100.00 feet to a set "Mag" Nail for a re-entrant corner of this tract;

Thence S 57° 38' 00" W, a distance of 27.50 feet to a set "Mag" Nail for the most westerly corner of this tract;

Thence N 07° 10' 27" W, a distance of 77.35 feet to a set "Mag" Nail for the northwest corner of this tract;

Thence N 57° 38' 00" E, a distance of 54.80 feet to a set iron rod for the northeast corner of this tract;

Thence S 35° 00' 00" E, a distance of 170.00 feet to the **Point of Beginning** and containing 0.25 of an acre (11,114 sq feet) of land, more or less, as measured on the ground.

SouthCentral Surveyors of Texas

Peter A. Aguirre, R.P.L.S.

Registration No. 5464

Job # 18-0051-001

A drawing of even job number and date was also prepared.

