

METES AND BOUNDS

Being 0.149 acres of land, more or less, consisting of all of Lot 13, Block 12, New City Block 9736, Rancho Blanco Subdivision Unit 2, situated in the City of San Antonio, Bexar County, Texas according to map or plat thereof recorded in Volume 2805, Page 75, Deed and Plat Records, Bexar County, Texas, **SAVE AND EXCEPT** that 0.004 acres conveyed to the City of San Antonio described in a Special Warranty Deed recorded in Volume 15812, Page 1934, Official Public Records, Bexar County, Texas, said 0.149 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of Lot 11, same being the northwest corner of Lot 12 and on the South Right-of-Way line of Hermine Blvd., same also being the **POINT OF COMMENCEMENT**;

THENCE along the South Right-of-Way line of said Hermine Blvd., South 89 degrees 43 minutes 27 seconds East, a distance of 60.00 feet to a 1/2 inch iron rod set for the northwest corner of this 0.149 acres, same being the northwest corner of said Lot 13 and the northeast corner of said Lot 12, same also being the **POINT OF BEGINNING**;

THENCE along the South Right-of-Way line of said Hermine Blvd., id Lot 12, South 89 degrees 43 minutes 27 seconds East, a distance of 30.00 feet to a 1/2 inch iron rod set for the upper northeast corner of this 0.149 acres, same being point of curvature of a curve to the right on the West Right-of-Way line of Blanco Rd.;

THENCE along the West Right-of-Way line of said Blanco Rd. the following courses and distances:

Along said curve to the right having a radius of 30.00 feet, an arc length of 35.63 feet, a chord distance of 33.57, a chord bearing of South 55 degrees 42 minutes 15 seconds East, and a delta angle of 68 degrees 02 minutes 23 seconds to a 1/2 inch iron rod set for the lower northeast corner of this 0.149 acres, same being the northwest corner of said City of San Antonio 0.004 acres;

South 00 degrees 11 minutes 40 seconds West, a distance of 95.93 feet (called 96.22 feet) to a 1/2 inch iron rod set for the southeast corner of this 0.149 acres, same being the southwest corner of said City of San Antonio 0.004 acres and on the South line of said Lot 13, same also being the northeast corner of the Jose Engler Zapata 0.6378 acres (Volume 13751, Page 149);

THENCE along the line common to this 0.149 acres and said Zapata 0.6378 acres, North 89 degrees 43 minutes 27 seconds West, a distance of 57.53 feet to a 1/2 inch iron rod found for the southwest corner of this 0.149 acres, same being the southwest corner of said Lot 13 and the southeast corner of said Lot 12;

THENCE along the line common to this 0.149 acres and said Lot 12, North 00 degrees 03 minutes 47 seconds East, a distance of 114.71 feet to the **POINT OF BEGINNING**, and containing 0.149 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.

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
August 31, 2017

