



MHR Engineering, LLC.

Development . Transportation . Water Resources . Environmental . Surveying

0.334 ACRE PROPERTY OUT OF LOT A-29, NCB 1011, SAN ANTONIO, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF DEEDS RECORDED IN VOLUME 6535, PAGE 86 AND VOLUME 5359, PAGE 30, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND SAID 0.334 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

POINT OF BEGINNING: At a found iron rod on the northwest corner of Lot A-29, NCB 1011 on the southerly right-of-way line of Nogalitos Street; said point also being the southwest corner of Lot A-30, NCB 1011;

THENCE: South 55°41'53" East a distance of 82.14 feet along the southerly property line of Lot A-30, NCB 1011 to a set iron rod for a corner on the westerly right-of-way line of South Flores Street;

THENCE: South 16°20'17" West a distance of 89.94 feet along the westerly right-of-way line of South Flores Street to a found ½" iron rod;

THENCE: South 16°20'17" West a distance of 50.78 feet along the westerly right-of-way line of South Flores Street to a set iron rod for a corner at the intersection of South Flores Street and Keller Street right-of-way;

THENCE: North 63°27'57" West a distance of 90.76 feet along the northerly right-of-way line of Keller Street to a set iron for a corner;

THENCE: North 36°18'49" East a distance of 52.37 feet to a set iron for a corner;

THENCE: North 62°10'46" West a distance of 72.90 feet to a found iron rod on the southerly right-of-way line of Nogalitos Street for a corner;

THENCE: North 53°13'.50" East a distance of 107.85 feet to the **POINT OF BEGINNING**, **CONTAINING** within these metes and bounds a 0.334 acre tract of land, more or less.

10/28/2020

Date:

Harun Rashid
Registered Professional Land Surveyor
Texas No. 6411

