

METES AND BOUNDS
0.1846 Acres
Surveyed by TGD Surveying LLC

22017239

Being a 0.1846 Acre (8,040 Square Foot) Tract, out of Block 3, N.C.B 590, San Antonio, Bexar County, Texas, also known as the north 32.5 feet of the south 65 feet of Lots 1 and 2, N.C.B. 590 and the south 32.5 feet of said Lots 1 and 2, recorded in Volume 13538, Page 1890 and Volume 14042, Page 1399 respectively, of the Official Public Records (O.P.R.) of Bexar County, Texas, (all records cited herein being of Bexar County, Texas), said 0.1846 Acre Tract being more particularly described as follows, with all bearings being referenced to the North American Datum of 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone:

COMMENCING at a found tack in lead plug in sidewalk on the west right-of-way (R.O.W.) line of N. Swiss Street (41.66' R.O.W.) at the southeast corner of Lot 3, of said Block and N.C.B., also called Tract 1 in a Deed without Warranty recorded in Volume 17148, Page 266, being the northeast corner of a tract called Lots 7, 9, 12, 13 and 14, Block 3, N.C.B. 590 as conveyed to the Katz Partnership by General Warranty Deed recorded in Volume 6458, Page 44 O.P.R.;

THENCE, leaving said west R.O.W. line and along the common line between said Lot 3 and Katz Tract, and going through the existing building that extends beyond said common line, South 89° 50' 36" West, a distance of 61.08 feet to a point that could not be set, being the southwest corner of said Lot 3, the POINT OF BEGINNING and the southeast corner of Lot 2 and of the tract herein described;

THENCE, along the common line between said Katz Tract and Lots 1 & 2, South 89° 50' 36" West, a distance of 123.85 feet to a set "x" in concrete on the east R.O.W. line of N. Cherry Street (55.6' R.O.W.) being the southwest corner of Lot 1 and the tract herein described;

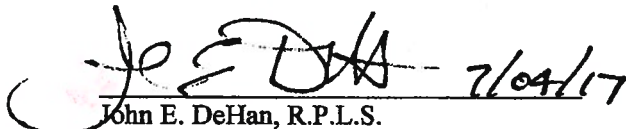
THENCE, along said R.O.W. line and the west line of said Lot 1, North 00° 28' 17" West, a distance of 64.92 feet to a set "x" in concrete at a southwest corner of said Tract 1, being the northwest corner of the tract herein described;

THENCE, leaving said R.O.W. line and along the common line with said Tract 1, North 89° 50' 36" East, a distance of 123.85 feet to a set ½" rebar with cap stamped "TGD Surveying" at an interior corner of said Tract 1, being the northeast corner of the tract herein described;

THENCE, continuing along the common line with said Tract 1 and said Lot 3, South 00° 28' 17" East, a distance of 64.92 feet returning to the POINT OF BEGINNING, and containing 0.1846 Acres (8,040 square feet) of land more or less.

This survey was performed on the ground by men working under my supervision and completed on June 27, 2017

A Survey drawing accompanies this description.

 7/04/17

John E. DeHan, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6042

