

METES AND BOUNDS

7-2019-10700236 CD

Being 0.192 acres of land, more or less, out of Lot 9, New City Block 3598, Borchers Subdivision, in the City of San Antonio, Bexar County, Texas, according to the map thereof recorded in Volume 105, Page 169, Deed and Plat Records, Bexar County, Texas, **SAVE AND EXCEPT** that 0.006 acre tract conveyed to the State of Texas recorded in Volume 4719, Page 515, Official Public Records, Bexar County, Texas, said 0.192 acres being that same property conveyed in a Warranty Deed with Vendor's Lien recorded in Volume 11102, Page 1489, Official Public Records, Bexar County, Texas, said 0.192 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (monument of record dignity) for the southwest corner of the Miguel Angel Rocha Soria Tract (Volume 8203, Page 667), same being the southeast corner of the San Antonio Positive Solutions, inc 1.60 acres (Volume 15917, Page 791), and on the North Right-of-Way line of W. Poplar Street, same also being the **POINT OF COMMENCEMENT**;

THENCE along the North Right-of-Way line of said W. Poplar Street, North 70 degrees 33 minutes 34 seconds West, a distance of 156.51 feet (called 156 feet) to a point for the southwest corner of Lot 7 of said Borchers Subdivision and the southeast corner of the Raul Zandejas, et ux Tract (Volume 1414, Page 832);

THENCE along the line common to said Lot 7 and said Zandejas Tract, North 19 degrees 26 minutes 26 seconds East, a distance of 88.07 feet (called 88.00 feet) to a point from which a metal post bears, North 49 degrees 59 minutes 46 seconds West, 0.54 feet, said point being the southeast corner of this 0.192 acres, same being the southeast corner of said Lot 9 and the northeast corner of said Zandejas Tract and the **POINT OF BEGINNING**;

THENCE along the line common to this 0.192 acres and said Zandejas Tract, North 68 degrees 35 minutes 13 seconds West (called North 68 degrees 49 minutes 07 seconds West), a distance of 159.81 feet to a point from which a metal post bears, North 35 degrees 38 minutes 44 seconds West, 1.27 feet, said point being the southwest corner of this 0.192 acres, same being the northwest corner of the Adelfa B. Zavala Tract (Volume 8024, Page 1970) and on the East Right-of-Way line of Camaron Street;

THENCE along the East Right-of-Way line of said Camaron Street, the following courses and distances:

North 31 degrees 10 minutes 23 seconds West (called North 31 degrees 23 minutes 37 seconds West), a distance of 38.67 feet to a point for an angle corner;

North 01 degrees 28 minutes 10 seconds East (called North 01 degrees 14 minutes 56 seconds East), a distance of 25.00 feet to a metal post found for the northwest corner of this 0.192 acres, same being the northwest corner of said Lot 9 and the southwest corner of Lot 8 of said Borchers Subdivision;

THENCE along the line common to this 0.192 acres and said Lots 8 and 9, South 67 degrees 43 minutes 29 seconds East (called South 67 degrees 56 minutes 43 seconds East), a distance of 198.00 feet to a metal post found for the northeast corner of this 0.192 acres, same being the northeast corner of said Lot 9 and the southeast corner of said Lot 8, same also being on the West boundary of said Lot 7;

THENCE along the line common to this 0.192 acres and said Lot 7, South 20 degrees 00 minutes 37 seconds West (called South 19 degrees 47 minutes 23 seconds West), a distance of 44.03 feet (called 44.00 feet) to the **POINT OF BEGINNING**;

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. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
November 21, 2018.



Z-2019-10700236

METES AND BOUNDS

Being 0.210 acres of land, more or less, being all of Lots 10 and 11, New City Block 3598, Borchers' Subdivision, in the City of San Antonio, Bexar County, Texas according to plat thereof recorded in Volume 105, Page 169, Deed and Plat Records, Bexar County, Texas, and being that same property conveyed in a Deed Without Warranty recorded in Volume 8024, Page 1970, Official Public Records, Bexar County, Texas; SAVE AND EXCEPT the East 45 feet of Lots 10 and 11 recorded in Volume 1414, Page 832, Official Public Records, and that 0.137 acre tract dedicated to the State of Texas in Volume 3341, Page 1434, Official Public Records, Bexar County, Texas, said 0.210 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of Lot 8 of said Borchers' Subdivision, same being the northwest corner of the Brett A. Thomas Tract (Volume 11102, Page 1489) and the northwest corner of Lot 9 of said Borchers' Subdivision, same also being on the East Right-of-Way line of Camaron St. and the POINT OF COMMENCEMENT;

THENCE along the West Right-of-Way line of said Camaron St., the following courses and distances:

South 01 degrees 17 minutes 49 seconds West, a distance of 50.00 feet to a point for the southwest corner of said Lot 8, same being the northwest corner of said Lot 9 and said Thomas Tract;

South 01 degrees 14 minutes 56 seconds West, a distance of 25.00 feet to a point for an angle corner;

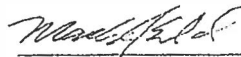
South 31 degrees 59 minutes 10 seconds East (called South 31 degrees 23 minutes 37 seconds East), a distance of 38.72 feet (called 38.67 feet) to a point from which a 3 inch metal post bears, North 58 degrees 41 minutes 13 seconds East, 0.73 feet, said point being the northwest corner of this 0.210 acres, same being the southwest corner of said Thomas Tract and the POINT OF BEGINNING;

THENCE along the line common to this 0.210 acres and said Thomas Tract, South 68 degrees 44 minutes 37 seconds East, a distance of 116.70 feet to a point from which a 3 inch metal post bears, South 37 degrees 53 minutes 59 seconds East, 0.55 feet, said point being the northeast corner of this 0.210 acres, same being the northwest corner of the Raul Zendejas, et ux East 45 feet of Lots 10 and 11 (Volume 1414, Page 832);

THENCE along the line common to this 0.210 acres and said Zendejas Tract, South 19 degrees 13 minutes 12 seconds West, 96.60 feet to a point from which a 1 inch iron pipe found bears, North 11 degrees 32 minutes 05 seconds East, 3.72 feet, a 1/2 inch iron rod found (monument of record dignity) found for the southeast corner of Lot 5 of said Borchers' Subdivision bears, South 70 degrees 46 minutes 48 seconds East, 210.00 feet, said point being the southeast corner of this 0.210 acres, same being the southwest corner of said Zendejas Tract and at the intersection of the North Right-of-Way line of W. Poplar Street and the northeast Right-of-Way line of Camaron St.;

THENCE along the northeast Right-of-Way line of said Camaron St. North 31 degrees 59 minutes 10 seconds West (called North 31 degrees 23 minutes 37 seconds West), a distance of 149.63 feet (called 147.30 feet) to the POINT OF BEGINNING, and containing 0.210 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
January 14, 2019.

