

**STATE OF TEXAS**

**COUNTY OF BEXAR**

**FIELDNOTE DESCRIPTION** of 1.781 acres of land being Lots 7, 8, 9 and the remaining portion of Lot 10, Block 2, NCB 6583, Z.D. BONNER PROPERTY, a subdivision of record in Vol. 642 Pg 128, Deed Records of Bexar County, Texas (DR) and also being all that certain tract of land described as the remaining portion of Lot A-14, NCB A-30 being out of and a part of Subdivision No. 1 Samuel Kennedy Survey No. 23, Division 86, Section 1 per Vol. 1511 Pg. 149, DR and described in a deed to Mark Dalmolin and Chuck McGinnis per Vol 9872 Pg. 1789, Official Public Records of Bexar County, Texas (OPR). Said 1.781 acres of land was surveyed by **BCE, Ltd.** on Feb. 14, 2019 and is more particularly described by metes and bounds as follows:

**COMMENCING** at an iron rebar (N13693852.48, E2134345.48) found at the intersection of the north line of Edinburg Street (46.1 feet wide right of way) with the east line of Hoefgen Ave. (50 feet wide right of way) and being the southwest corner of an undesignated tract of land in said Z.D. Bonner Subdivision;

**THENCE** with the east line of said Hoefgen Ave., North 00°34'05" West for a distance of 130.00 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the southwest corner of said Lot 7 and being the southwest corner of and **POINT OF BEGINNING** of this 1.781 acre tract of land;

**THENCE** continuing with the east line of said Hoefgen Ave., same being the west lines of said lots 7 through 10 and this 1.781 acre tract of land and being along or near a fence, North 00°34'05" West for a distance of 165.00 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the intersection of the south line of W. Boyer Ave. with the east line of said Hoefgen Ave. and being the northwest corner of the remaining portion of said Lot 10, same being the southwest corner of a 40 foot wide strip of land described in a deed of record in Vol 7447, Pg. 795, DR, same also being the northwest corner of this 1.781 acre tract of land and from which an iron rod with surveyor's plastic cap bears South 78°14'13" West a distance of 50.78 feet;

**THENCE** with the south line of said 40 foot wide strip of land (Vol. 7447, Pg. 795) and being the south line of said W. Boyer Ave., also being the north line of this 1.781 acre tract of land and being along or near a fence crossing said Lot 10, North 88°25'55" East at a distance of 375.20 feet passing the southeast corner of said 40 foot wide strip of land (Vol. 7447, Pg. 795) same being the northeast corner of the remaining portion of said Lot 10, same being the northwest corner of said Dalmolin and McGinnis tract of land and continuing with the south line of a 40 foot wide strip of land described in a deed of record in Vol. 6065 Pg 282, DR, same being the north line of said Dalmolin and McGinnis tract of land for a total distance of 470.20 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the northeast corner of said Dalmolin and McGinnis tract of land and this 1.781 acre tract of land;

**THENCE** with the east line of said Dalmolin and McGinnis tract of land and this 1.781 acre tract of land and being along or near a fence, South 00°34'15" East for a distance of 165.96 feet to a ½ inch rebar with red plastic cap marked RPLS 4540 set at the southeast corner of said Dalmolin and McGinnis tract of land and this 1.781 acre tract of land;

**THENCE** with the south line of said Dalmolin and McGinnis tract of land and the south line of said Lots 10 and 7, being along or near a fence, South 89°25' 36" West at 95.00 feet passing the southwest

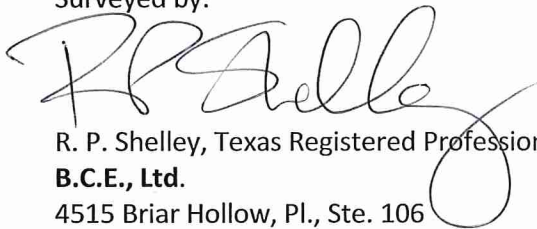
1.781 Acres  
14 February 2019  
Pg. 2 of 2

corner of said Dalmolin and McGinnis tract of land, same being the southeast corner of said Lot 10, continuing for a total distance of 470.20 feet to the **POINT OF BEGINNING**.

**NOTE-** Coordinates, Bearings and Distances called out herein are grid and are based on The Texas Coordinate System, South Central Zone, NAD 83.

**NOTE** – There is a map of survey this day drafted to accompany this metes and bounds description

Surveyed by:



R. P. Shelley, Texas Registered Professional Land Surveyor No. 4540  
**B.C.E., Ltd.**  
4515 Briar Hollow, Pl., Ste. 106  
Houston, Texas 77027

