



METES AND BOUNDS DESCRIPTION  
FOR A  
0.038 OF AN ACRE TRACT OF LAND

Being 0.038 of an acre of land out of New City Block 3975, City of San Antonio, Bexar County, Texas, and being a portion of a 16 foot alley as recorded in Volume 105, Page 308 of the Deed and Plat Records of Bexar County, Texas, and said 0.038 acre tract of land being more particularly described as follows:

BEGINNING at a ½" iron pin found for the Southeasterly corner of Tract 2: Lot 5, Block 1, New City Block 3975, as conveyed to the Archbishop of San Antonio as described in Volume 16520, Page 2189, of the Deed Records of Bexar County, Texas, being in the Southwesterly right-of way line of Kalteyer Street, and being the Northeasterly corner of this herein described 0.038 acre tract of land;

THENCE along the Southwesterly right-of way of Kalteyer Street, S 07° 56' 40" E a distance of 16.75 feet to a ½" iron pin found for the Northeasterly corner of Tract 3: Lot 11, Block 1, New City Block 3975, as conveyed to the Archbishop of San Antonio as described in Volume 16520, Page 2189, of the Deed Records of Bexar County, Texas, and being the Southeasterly corner of this herein described 0.038 acre tract of land;

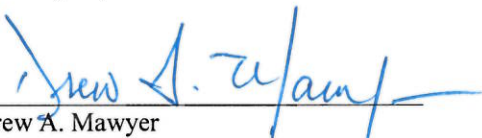
THENCE departing the Southwesterly right-of way of Kalteyer Street, along the Northerly line of said Tract 3: Lot 11, Block 1, N 80° 42' 19" W a distance of 105.66 feet to a point for and interior corner of Tract 1: 11.017 Acres as conveyed to the Archbishop of San Antonio as described in Volume 15010, Page 909, of the Deed Records of Bexar County, Texas, and being the Southwesterly corner of this herein described 0.038 of an acre tract of land;

THENCE with an Easterly Line of said Tract 1: 11.017 Acres, N 13° 19' 10" E a distance of 16.04 feet to a point for the Southwesterly corner of said Tract 2: Lot 5, Block 1, and being the Northwesterly corner of this herein described 0.038 acre tract of land;

THENCE with the Southerly line of said Tract 2: Lot 5, Block 1, S 80° 42' 19" E a distance of 99.57 feet to the POINT OF BEGINNING and containing a 0.038 of an acre tract of land;

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.

February 17, 2016

  
Drew A. Mawyer  
Registered Professional Land Surveyor No. 5348  
TBPLS Firm Registration #10191500  
132 Caddell, New Braunfels, Tx 78130  
BRD080 – 0.038 AC ABND



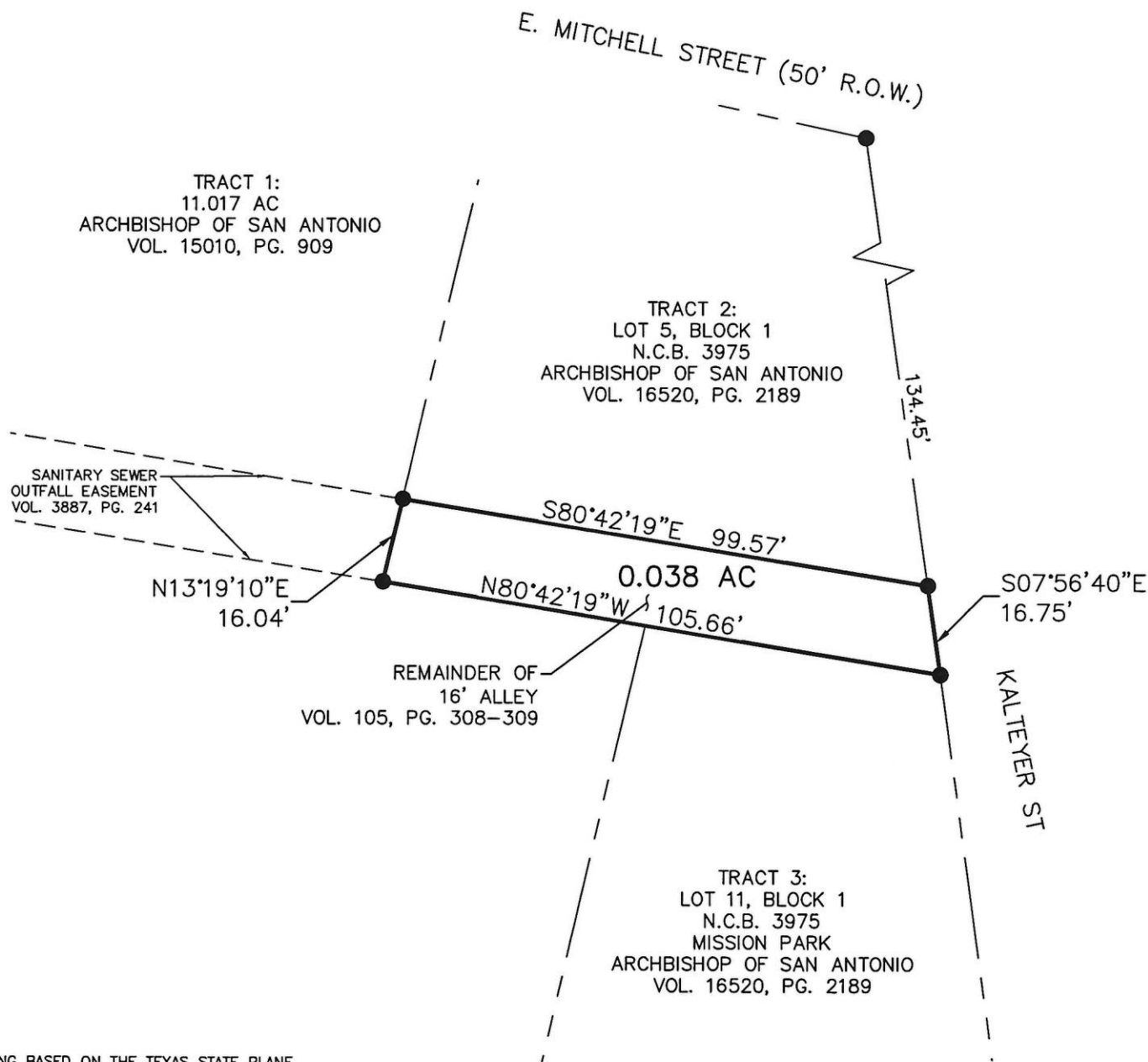


BEING 0.038 OF AN ACRE OF LAND OUT OF NEW CITY BLOCK 3975, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING A 16-FOOT ALLEY AS RECORDED IN VOLUME 105, PAGE 308 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=30'

LEGEND:

● = (IPF) (IRF) FND 1/2" IRON PIN  
UNLESS OTHERWISE NOTED



NOTES:

1. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.

**D.A. MAWYER**  
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STATE OF TEXAS  
COUNTY OF COMAL

THIS 16 DAY OF Feb 2016

DREW A. MAWYER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

DATE: FEBRUARY 2016 JOB BRD080