

Z2018011



FIELD NOTES

A **0.1345** of an acre, more or less, tract of land, out of NCB 7303, being all that tract called Tract 4 and Parcel 2, Tract 2, conveyed to New England Apartment Company, L.P. of record in Volume 9660, Page 1063, Official Public Records of Bexar County, Texas (OPRBCT) being more particularly described by metes and bounds as follows:

COMMENCING: At a found 1/2" iron rod in the south right-of-way (ROW) line of Melrose Place, for the northeast corner of a 0.1607 of an acre tract, conveyed to Otha & Theresa Goen, of record in Volume 7828, Page 83, OPRBCT, the northwest corner of a 0.1607 of an acre tract of land conveyed to Kraft Harlan, of record in Volume 15987, Page 159, OPRBCT;

THENCE: S 89°31'53" W along and with the south ROW line of Melrose Place, and the north line of the Goen tract, a distance of 49.07, feet to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", for the northwest corner of the Goen tract, the northeast corner of the tract described herein, and the **POINT OF BEGINNING**;

THENCE: S 01°50'34" W along and with the west line of the Goen tract, the east line of the tract described herein, a distance of **140.76 feet**, to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", in the north line of a 2.0542 acre tract, being called all of NCB 8566, being all that tract called Parcel 2, Tract 1, conveyed to New England Apartment Company, L.P. of record in Volume 9660, Page 1063, OPRBCT for the southeast corner of the Goen tract, the southwest corner of the tract described herein;

THENCE: S 89°35'59" W along and with the north line of Tract 1, the south line of the tract described herein, a distance of **38.91 feet**, to a set 1/2" iron rod with Blue Plastic Cap Stamped "KFW Surveying", in the east ROW line of Howard Street, for the northwest corner of Tract 1, the southwest corner of the tract described herein;

THENCE: N 00°23'48" W along and with the east ROW line of Howard Street, the west line of the tract described herein, at a distance of 137.69 feet passing a set 1/2" iron rod with Pink Square Plastic Cap Stamped "KFW Surveying Reference Point", continuing a total distance of **140.69 feet**, to a point on a fire hydrant for the intersection of the east ROW line of Howard Street and the south ROW line of Melrose Place, the northwest corner tract described herein;

THENCE: N 89°38'42" E along and with the south ROW line of Melrose Place, the north line of the tract described herein, a distance of **44.41 feet** to the **POINT OF BEGINNING** and containing **0.1345** of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

"This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

PREPARED BY: KFW Surveying
JOB NO.: 17-113
DATE: October 11, 2017
DOC. ID: S:\Draw 2017\17-113 Howard-Melrose Apts\DOCS\17-113 0.1345 AC - Tract 1 - FN.dwg