

METES AND BOUNDS  
0.8252 Acres  
Surveyed by TGD Surveying LLC

Being a 0.8252 Acre (35,944 Square Foot) Tract out of a remaining portion of Lots 1 and 2, Block 3, New City Block 6777, Western Heights Acres Subdivision, San Antonio, Bexar County, Texas, recorded in Volume 642, Page 313 of the Deed and Plat Records (D.P.R.) of Bexar County, Texas, all records cited herein being of Bexar County, Texas, being that same tract conveyed to The Jose Luis Gonzalez Living Trust by Special Warranty Deed recorded in Volume 14572, Page 1869, Official Public Records (O.P.R.), said 0.8252 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:

BEGINNING at a found ½” rebar on the south Right-of-Way (R.O.W.) line of W. Kirk Place, (59’ R.O.W.) being the northwest corner of a remaining portion of Lot 2, of said subdivision, as conveyed to Maria Carmen D. Delgado by deed recorded in Volume 12251, Page 3, O.P.R., being the northeast corner of the tract herein described;

THENCE, leaving said R.O.W. line and along a common line with said remaining portion of Lot 2 the following two calls:

South 06° 22’ 21” West, a distance of 117.00 feet (Southerly direction, 117.00 feet record) to a set ½” rebar with cap stamped “TGD SURVEYING” at the southwest corner of said remaining portion of Lot 2, being an interior corner of the tract herein described, and

South 83° 29’ 22” East, a distance of 59.56 feet (Easterly direction, erroneously called 66.00 feet record) to a found ½” rebar on the west line of a tract called the North 202.1 feet of Lot 3 of said Western Heights Acres Subdivision, as conveyed to Esvin G. Barrientos by Warranty Deed recorded in Volume 15594, Page 1364, O.P.R., being the southeast corner of said remaining portion of Lot 2 and a corner of the tract herein described;


THENCE, South 06° 08’ 02” West, a distance of 106.00 feet (Southerly direction, 107.73 feet record) partially along the common line with said North 202.1 feet of Lot 3, and then along the common line with a tract called the South 253.1 feet of Lot 3, of said Western Heights Acres in the Bexar Appraisal District Records, no recording information was found, to a set ½” rebar with cap stamped “TGD SURVEYING” being the northeast corner of Lot 32, Block 3, N.C.B. 6777, Castellano Subdivision, recorded in Volume 9400, Page 144, D.P.R. and the southeast corner of the tract herein described;

THENCE, leaving the common line with said South 253.1 feet and along the common line with said Lot 32, North 83° 42’ 52” West, a distance of 192.11 feet (Westerly direction, 191.40 feet record) to a found ½” rebar on the east R.O.W. line of Cupples Rd (R.O.W. varies) at the northwest corner of said Lot 32, being the southwest corner of the tract herein described;

THENCE, along said R.O.W. line, North 06° 09’ 16” East, a distance of 223.44 feet (Northerly direction, 223.79 feet record) to a set P.K. nail at the intersection with said south R.O.W. line of W. Kirk Pl, at the northwest corner of the tract herein described;

THENCE, along said W. Kirk Pl R.O.W. line, South 83° 37' 39" East, a distance of 132.97 feet (Easterly direction, 133.30 feet record) returning to the POINT OF BEGINNING, and containing 0.8252 Acres (35,944 square feet) of land more or less.

This survey was performed on the ground by men working under my supervision and completed on February 23, 2018.

  
2/23/18  
John E. DeHan, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6042

