



Z2018251

METES AND BOUNDS DESCRIPTION

FOR

A 0.958 acre, or 41,720 square feet more or less, tract of land, being all of the remainder of Lot 3, Block 2 of the Sunset Irrigated Gardens Subdivision recorded in Volume 368, Page 20 of the Deed and Plat Records of Bexar County, Texas, described in deed to Gabe Gonzalez recorded in Volume 8081, Pages 965-968 of the Official Public Records of Real Property of Bexar County, Texas, in New City Block 7921 of the City of San Antonio, Bexar County, Texas. Said 0.958 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a set mag nail with a washer marked "Pape-Dawson", on the south line of Lot 6, and on the north line of Vermont Avenue, formerly Hudson Avenue, a 40-foot right-of-way established in the Sunset Place Unit 2 subdivision recorded in Volume 368, Page 89 of the Deed and Plat Records of Bexar County, Texas, and on the southeast right-of-way line of Nogalitos Street, a variable width right-of-way, 100-feet at this point, being the southeast corner of that 1935 dedication to right-of-way recorded in Volume 1477, Pages 69-70 of the Deed Records of Bexar County, Texas;

THENCE: N 89°14'49" E, with the north right-of-way line of said Vermont Avenue, same being the south line of said Lot 6, at a distance of 114.40 feet, passing the southeast corner of said remainder of Lot 6, the southwest corner of Lot 5, Block 2 of the said Sunset Irrigated Gardens Subdivision, , continuing with the north right-of-way line of said Vermont Avenue, same being the south line of said Lot 5, at a distance of 250.26 feet, passing the southeast corner of said Lot 5, the southwest corner of Lot 4, Block 2 of the said Sunset Irrigated Gardens Subdivision, and continuing with the north right-of-way line of said Vermont Avenue, same being the south line of said Lot 4, for a total distance of 386.11 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", being the southeast corner of said Lot 4 at the southwest corner of said Lot 3 and being the POINT OF BEGINNING of the herein described tract at North 13,685,460.80, and East 2,118,364.50 of said coordinate system;

THENCE: N 00°55'11" W, departing the north right-of-way line of said Vermont Avenue, with the west line of said Lot 3, same being the east line of said Lot 4, a distance of 307.00 feet, to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the northwest corner of the herein described tract, the southwest corner of that 1957 10-foot dedication to right-of-way recorded in Volume 4021, Page 354 of the Deed Records of Bexar County, Texas, on the south right-of-way line of Division Avenue, now a 60-foot right-of-way, established as a 40-foot right-of-way in said Sunset Irrigated Gardens subdivision, the northwest corner of the herein described tract;

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TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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0.958 of an Acre
Job No. 9195-17
CentroMed 1422 Division Avenue

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- THENCE: N 89°14'49" E, with the south right-of-way line of said Division Avenue, a distance of 135.89 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the east line of said Lot 3, same being the west line of Lot 2, Block 2 of the said Sunset Irrigated Gardens Subdivision;
- THENCE: S 00°55'11" E, departing the south right-of-way line of said Division Avenue, with the east line of said Lot 3, same being the west line of said Lot 2, a distance of 307.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the southeast corner of said Lot 3, same being the southwest corner of said Lot 2, said point being on the north right-of-way line of the aforementioned Vermont Avenue;
- THENCE: S 89°14'49" W, with the south line of said Lot 3, same being the north right-of-way line of said Vermont Avenue, a distance of 135.89 feet to the POINT OF BEGINNING and containing 0.958 of an acre in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9195-17 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: September 14, 2017
JOB NO. 9195-17
DOC. ID. N:\Survey17\17-9100\9194-17\Word\9195-17 Lot 3 0.958 acre.doc

