

METES AND BOUNDS

Being 0.303 acres of land, more or less, being a portion of Arbitrary Lot 4, Block 3, New City Block 771, in the City of San Antonio, Bexar County, Texas, according to the map thereof recorded in the City of San Antonio Municipal Archives and Records, and being that same property conveyed in a Deed without Warranties recorded in Volume 7847, Page 270, Official Public Records of Bexar County, Texas, said 0.303 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the West corner of this 0.303 acres, same being on the northeast Right-of-Way line of Lewis Street and the South corner of the Allied Women's Center of San Antonio 0.201 acres (Volume 16197, Page 889), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.303 acres and said Allied Women's Center Tract, North 55 degrees 55 minutes 21 seconds East, a distance of 165.04 feet to a 1/2 inch iron rod found for the North corner of this 0.303 acres, same being the East corner of the Saul F., Narvaez tract (Volume 14051, Page 1863) and on the South boundary of the SA Howard Investors, LLC. 1.636 acres (Volume 18242, Page 1975);

THENCE along the line common to this 0.303 acres and said SA Howard 1.636 acres, South 69 degrees 35 minutes 50 seconds East, a distance of 7.35 feet to an "X" set on a concrete wall for the northeast corner of this 0.303 acres, same being the northwest corner of Lot 13, Howard Street Subdivision (Volume 9505, Page 1);

THENCE along the line common to this 0.303 acres and said Lot 13, South 33 degrees 33 minutes 46 seconds East (called South 30 degrees 54 min 30 seconds East), a distance of 111.54 feet (called 111.17 feet) to a 1/2 inch iron rod set for the upper southeast corner of this 0.303 acres, same being the North corner of Lot 12, Azteca Subdivision (Volume 5870, Page 134);

THENCE along the line common to this 0.303 acres and said Lot 12, South 54 degrees 55 minutes 46 seconds West, a distance of 41.44 feet to a 1/2 inch iron rod set for the lower southeast corner of this 0.303 acres, same being the East corner of the Lourdes H. Urdiales tract (Volume 4456, Page 1138);


THENCE along the lines common to this 0.303 acres and said Urdiales tract the following courses and distances:

North 34 degrees 58 minutes 41 seconds West, a distance of 54.00 feet to a 1/2 inch iron rod set for an interior corner of this 0.303 acres, same being the North corner of said Urdiales Tract;

South 54 degrees 57 minutes 21 seconds West, a distance of 125.00 feet to a 1/2 inch iron rod set for the southwest corner of this 0.303 acres, same being the West corner of said Urdiales Tract and on the northeast Right-of-Way line of said Lewis Street;

THENCE along the northeast Right-of-Way line of said Lewis Street, North 34 degrees 58 minutes 48 seconds West, a distance of 66.36 feet to the **POINT OF BEGINNING** and containing 0.303 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


 Mark J. Ewald
 Registered Professional Land Surveyor
 Texas Registration No. 5095
 May 23, 2018.

