

METES AND BOUNDS

TRACT 1

Being 0.164 acres of land, more or less, being the North 52.3 feet of Lots 5 and 6, Block 7, New City Block 649, in the City of San Antonio, Bexar County, Texas, and being that same property described in a General Warranty Deed recorded in Document No. 20180118317, Official Public Records, Bexar County, Texas, said 0.164 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 0.164 acres, same being the northwest corner of said Lot 5 and the southwest corner of Lot 4, Block 7, New City Block 649, same also being on the East Right-of-Way line of Hoefgen Ave. and the **POINT OF BEGINNING**;

THENCE along the line common to this 0.164 acres and said Lot 4, North 89 degrees 37 minutes 46 seconds East, a distance of 137.79 feet (called 137.82 feet) to a point for the northeast corner of this 0.164 acres, from which the center of a metal fence post bears South 85 degrees 30 minutes 59 seconds West, 0.59 feet, said point also being the northeast corner of said Lot 6 and the northwest corner of Lot 10, Block 7, New City Block 649;

THENCE along the line common to this 0.164 acres and said Lot 10, South 00 degrees 04 minutes 41 seconds East, a distance of 51.97 feet (called 52.3 feet) to a 1/2 inch iron rod found for the southeast corner of this 0.164 acres, same also being the northeast corner of Tract 2 surveyed this same date;

THENCE along the line common to this 0.164 acres and said Tract 2, South 89 degrees 37 minutes 46 seconds West, a distance of 137.79 feet to a point for the southwest corner of this 0.164 acres, same being the northwest corner of said Tract 2 and on the West line of said Lot 5, same also being on the East Right-of-Way line of said Hoefgen Ave.;

THENCE along the East Right-of-Way line of said Hoefgen Ave., North 00 degrees 04 minutes 41 seconds West, a distance of 51.97 feet (called 52.3 feet) to the **POINT OF BEGINNING** and containing 0.164 acres of land, more or less.

TRACT 2

Being 0.276 acres of land, more or less, being the South 87.3 feet of Lots 5 and 6, Block 7, New City Block 649, in the City of San Antonio, Bexar County, Texas, and being that same property described in a General Warranty Deed recorded in Document No. 20180119430, Official Public Records, Bexar County, Texas, said 0.276 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the northwest corner of said Lot 5, same being the northwest corner of said Tract 1 and the southwest corner of Lot 4, Block 7, New City Block 649, same also being on the East Right-of-Way line of Hoefgen Ave. and the **POINT OF COMMENCEMENT**;

THENCE along the East Right-of-Way line of said Hoefgen Ave., South 00 degrees 04 minutes 41 seconds East, a distance of 51.97 feet (called 52.3 feet) to a point for the northwest corner of this 0.276 acres, same being the southwest corner of said Tract 1 and the **POINT OF BEGINNING**;

THENCE along the line common to this 0.276 acres and said Tract 1, North 89 degrees 37 minutes 46 seconds West, a distance of 137.79 feet to a 1/2 inch iron rod found for the northeast corner of this 0.276 acres, same being the southeast corner of said Tract 1 and on the West line of Lot 10, Block 7, New City Block 649;

THENCE along the line common to this 0.276 acres and said Lot 10, South 00 degrees 04 minutes 41 seconds East, a distance of 87.14 feet (called 87.3 feet) to a 1/2 inch iron rod found for the southeast corner of this 0.276 acres, same being the southwest corner of said Lot 10 and on the North Right-of-Way line of E. Indiana St.;



THENCE along the North Right-of-Way line of said E. Indiana St., South 89 degrees 37 min 46 seconds West, a distance of 137.79 feet (called 137.82 feet) to a 3/8 inch iron rod found for the southwest corner of this 0.276 acres, same being at the intersection of the North Right-of-Way line of said E. Indiana St. and the East Right-of-Way line of said Hoefgen Ave.;

THENCE along the East Right-of-Way line of said Hoefgen Ave., North 00 degrees 04 minutes 41 seconds West, a distance of 87.14 feet (called 87.3 feet) to the **POINT OF BEGINNING**, and containing 0.276 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
August 29, 2018

