



METES AND BOUNDS DESCRIPTION FOR A 0.096 ACRE TRACT OF LAND

October 7, 2016

Being a 0.096 acre tract (4175 sq. ft.) of land and also being a portion of a 25' alley on block 5, N.C.B. 7799, recorded in vol. 105, pg. 24, Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING: at a found 1/2" iron rod found along the north R.O.W. line of W. Harlan Ave. and the west line of Scheh St.; **THENCE: South 90°00'00"** West along the north line of W. Harlan Ave. a distance of **167.00 feet** to a reference point at the southwest corner of a tract deeded to Lawrence A. and Elizabeth S. Zamora, recorded in vol. 11227, pg. 1186, Real Property Records of Bexar County, Texas for the southeast corner and **POINT OF BEGINNING** of this tract;

THENCE: South 90°00'00" West, along the north line of W. Harlan Ave. a distance of **25.00 feet** to a set 1/2" iron rod at the southeast corner of Lot 23, Blk. 5, N.C.B. 7799, Mission Ridge Subdivision recorded in vol. 105, pg. 24, Deed and Plat Records, Bexar County, Texas for the southwest corner of this tract;

THENCE: North 00°00'00" West, a distance of **167.00 feet** along the east line of said Lot 23 to a set 1/2" iron rod at the northeast corner of Lot 23 and the south line of an alley for the northwest corner of this tract;

THENCE: North 90°00'00" East, a distance of **25.00 feet** to a reference point along the west line of said Zamora tract for the northeast corner of this tract;

THENCE: South 00°00'00" East, a distance of **167.00 feet** along the east line of said alley to the **POINT OF BEGINNING** and containing a 0.096 acre tract of land, more or less, according to a survey made on the ground;

SouthCentral Surveyors of Texas

Peter A. Aguirre, R.P.L.S.
Registration No. 5464
Job # 16-0170-001 B

A drawing of even job number and date was also prepared.

