



LEGAL DESCRIPTION

Being a 0.10 of an acre tract of land known as Lot Four (4), Block Four (4), NEW CITY BLOCK 13815, as recorded in Volume 9518, Pages 123-126, Deeds and Plats Records of Bexar County, Texas; said 0.10 of an acre tract of being more particularly described as follows;

COMMENCING, at a ½ inch Iron Rod found at the intersection of the North right of way line of Lavaca Street (having 55.0' ROW) and the West right of way line of Waters Street (having a 55.0' ROW); THENCE,,, South 42 degrees 19 minutes 24 seconds West, along the West right of way of said Waters Street a distance of 54.96 feet to an "X" Mark found for the Northeast corner and POINT OF BEGINNING of the tract herein described;

THENCE,, S 42°19'24" W, continuing along the West right of way of said Waters Street a distance of 65.28 feet to a "X" Mark Made at the intersection of the West right of way of said Waters Street and the Back of Curb for the Southeast corner of the tract herein described;

THENCE, N 84°52'31" W, along the Back Of Curb a distance of 17.52 feet to a 60"D" set at the Point of Curvature of a curve to the right for an angle point of the tract herein described;

THENCE, along the Back of Curb with said curve to the right having an arc length of 11.27 feet, a radius of 15.19 feet, a chord bearing of N 62°12'25" W, with a chord length of 11.20 feet, to a "X" Mark Made at the point of intersection of the East right of way line of Alamo Street (having varied R.O.W.) for the Southwest corner of the tract herein described;


THENCE,, N 03°55'56" E, along the East right of way line of said Alamo Street a distance of 79.45 feet to a "X" Mark Made intersection of the East right of way line of said Alamo Street and the East Back of Curb of said Alamo Street for an angle point of the tract herein described;

THENCE, N 25°48'36" E, leaving the East right of way line of said Alamo Street and along the East Back of Curb of said Alamo Street a distance of 10.35 feet a "X" Mark Made for an angle point of the tract herein described;

THENCE, N 09°32'37" E, along the East Back of Curb of said Alamo Street a distance of 6.77 feet to a "X" Mark Made at the intersection of the East Back of Curb of said Alamo Street and the common line between Lot 2 and Lot 4, Block 4, N.C.B. 13815, for the Northwest corner of the tract herein described;

THENCE,, S 48°09'11" E, along the common line between Lot 2, and Lot 4, Block 4, N.C.B. a distance of 24.24 feet to an "X" Mark found and continuing to a total distance of 80.59 feet to the POINT OF BEGINNING;
CONTAINING; an area of 4177 square feet, 0.10 acres OF LAND MORE OR LESS:

BASIS OF BEARINGS ON THIS SURVEY ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM –SOUTH CENTRAL ZONE (4204) NAD83 (03)


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