

Metes and Bounds Field Notes Description
1.499 Acre Tract
December 19, 2018

Being a 1.499 acre (65,290 square feet) tract of land out of a 1.566 acre tract as described in Deed of Trust Volume 6806, Page 540, Official Public Records, Bexar County, Texas; same land being out of the remaining portions of Lots 5, 6, 7, and 8, Block 21, N.C.B. 7672 Riverside Park Addition Second Filing to the City of San Antonio as recorded in Volume 105, Page 206, Deed And Plat Records of Bexar County Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a found ½" iron rod on the south right-of-way line of Riverside Drive (60' Right-Of-Way); same point being the east common corner of Lot 22, Block 21, N.C.B. 7672, Posey Addition as recorded in Volume 4600, Page 180, of the Deed and Plat Records, Bexar County, Texas, for the northwestern corner of herein described tract;

THENCE: South 68°21'21" East, 45.25 feet along the north line of this tract and the south right-of-way line of said Riverside Drive to a found ½" iron rod for a corner of this tract;

THENCE: South 53°42'00" East, 277.71 feet continuing along the north line of this tract and the south right-of-way line of Riverside Drive to a found ½" iron rod for the east corner of this tract;

THENCE: South 36°27'56" West, 191.00 feet departing Riverside Drive right-of-way and along a chain link fence to a set ½" iron rod with blue cap (GRE) on the north right-of-way line of the San Antonio River for the southeast corner of this tract;

THENCE: North 63°17'27" West, 132.81 feet along a boxed wire fence and the south line of this tract and along the north right-of-way of the San Antonio River to a found ½" iron rod with aluminum cap (SARA) for a corner of this tract;

THENCE: North 54°19'41" West, 154.66 feet along the south line of this tract and the north line of a 0.056 acre tract as conveyed to San Antonio River Authority and described in Warranty Deed Volume 14246, Page 2124, of the Official Public Records, Bexar County, Texas, to a found ½" iron rod with aluminum cap (SARA) for the a corner of this tract;

THENCE: North 69°20'51" West, 10.87 feet along the south line of this tract and said 0.056 acre tract to a found ½" iron rod with aluminum cap (SARA) for the southwest corner of this tract;

THENCE: North 21°30'46" East, 106.03 feet along the common line of this tract and said Lot 22, to a found ½" iron rod with aluminum cap (Gibbons) for the southwest corner of this tract;

THENCE: North 61°15'26" East, 33.23 feet along the common line of this tract and said Lot 22, to a found ½" iron rod for a corner of this tract;

THENCE: North 27°10'50" East, 74.60 feet along the common line of this tract and said Lot 22 to a found ½" iron rod on the south right-of-way line of said Riverside Drive and the **POINT OF BEGINNING** and containing 1.499 acres (65,290 square feet) of land, more or less, as surveyed on the ground by GE Reaves Engineering on December 12, 2018.

Anibal A. Gutierrez Jr.

Anibal A. Gutierrez Jr.
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