

Dye Development, Inc.

Real Estate Development • Engineers • Surveyors • Planners
 TBPE: Texas Registered Firm F-9539
 TBPLS: Texas Registered Firm #10092200

March 9, 2021

Z-2021-10700028
LEGAL DESCRIPTION – 0.125 ACRE TRACT

BEING: a 0.125-acre tract out of Lots 1 and 2 (i.e. parent tract), Block 327, N.C.B. 9409, San Jose Addition, according to the plat recorded in Volume 368, Pages 97-100, Deed and Plat Records, Bexar County, Texas, and being more particularly described as follows:

BEGINNING: at a 1/2" iron rod found (controlling monument) for the northwest corner of the herein described tract and said Lot 1; said pin being the intersection of the south right-of-way line of Drury Lane (60 feet wide) with the east line of Mango Ave. (50 feet wide);

THENCE: N.89°41'15"E, with the common line of Drury Lane and the north line of the parent tract, 88.00 feet to a 1/2" iron rod set (with a Dye Dvpt. Cap) for the northeast corner of the herein described tract, and being S.89°41'15"W, 12.00 feet from the northeast corner of the parent tract and said Lot 2;

THENCE: S.00°18'45"E, across Lot 2, 61.69 feet to a 1/2" iron rod set (with a Dye Dvpt. Cap) for the southeast corner of the herein described tract;

THENCE: S.89°09'30"W, across Lots 2 and 1, 88.00 feet to a 1/2" iron rod set (with a Dye Dvpt. Cap) in the said east line of Mango Ave. and the west line of Lot 1 for the southwest corner of the herein described tract;

THENCE: N.00°18'45"W, with the common line of Mango Ave. and Lot 1, 62.50 feet to the **POINT OF BEGINNING**, and containing 0.125-acre of land.

Note: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, South Central Zone. The Zoning Case Survey dated March 9, 2021 is attached and is a part of this legal description.



David W. Dye III RPLS #4734
 President
 Dye Development, Inc.

