

## FOR 15.0 FOOT ALLEY

(TRACT "A")

Being a 0.0431 Acres (1,881 square feet) of land situated in the City of San Antonio, Bexar County, Texas and being all of a called 15.0 feet wide alley located south of Truax Street and between Lot 9, Block 10, N.C.B. 3224, Puente & Sons Funeral Chapels S. Flores, recorded in Volume 9688, Page 88 of the Deed & Plat Records of Bexar County, Texas and Lot 4, Block 13, N.C.B. 2911, Englewood Addition Subdivision, recorded in Volume 138, Page 651 of the Deed & Plat Records of Bexar County, Texas and this 0.0431 Acre Tract of land being more particularly by described as follows with all bearings being referenced to the north line of said Lot 9, Block 10, N.C.B. 3224, as shown on recorded subdivision plat;

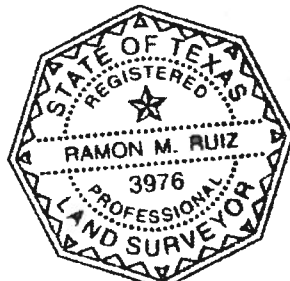
Beginning at a found ½" dia. iron pin found with cap marked RPLS 5578, on the south right of way line of Truax Street, for the northwest corner of the herein described tract and the Point of Beginning also being the northeast corner of said Lot 9, Block 10, N.C.B. 3224;

THENCE: N. 89° 34'00" E., 15.06 feet along the south right of way line of Truax Street, to a ½" dia. iron pin set (with yellow cap stamped RAS#3976), for the northeast corner of the herein described tract, said point also being the northwest corner of said Lot 4, Block 13, N.C.B. 2911;

THENCE: S. 05° 30'20" E., 125.42 feet leaving the south right of way line of Truax Street and along the west line of said Lot 4, Block 13, N.C.B. 2911, to a ½" dia. iron pin set (with yellow cap stamped RAS #3976), for the southeast corner of the herein described tract, said point also being southwest corner of said Lot 4, Block 13, N.C.B. 2911 and being on the interior lot line of said Lot 9, Block 10, N.C.B. 3224;

THENCE: S. 89° 40'37" W., 15.06 feet leaving the southwest of said Lot 4, Block 13, N.C.B. 2911 and along the interior lot line of said Lot 9, Block 10, N.C.B. 3224, to a ½" dia. iron pin (yellow cap stamped RAS#3976), for the southwest corner of the herein described tract, said point also being the interior corner of said Lot 9, Block 10, N.C.B. 3224;

THENCE: N. 05°30'20" W., 125.39 feet along the east line of said Lot 9, Block 10, N.C.B. 3224, to the Point of Beginning and Containing 0.0431 Acres (1,881 square feet) of land more or less.



Surveyed on the ground under my supervision  
On this the 12<sup>th</sup>. Day of September, 2018 A.D.

*Ramon M. Ruiz*  
Ramon M. Ruiz, RPLS #3976

## FOR 15.0 FOOT ALLEY

(TRACT "B")

Being a 0.0577 Acres (2,515 square feet) of land situated in the City of San Antonio, Bexar County, Texas and being all of a called 15.0 feet wide alley located north of E. Theo Ave. and between Lot 9, Block 10, N.C.B. 3224, Puente & Sons Funeral Chapels S. Flores, recorded in Volume 9688, Page 88 of the Deed & Plat Records of Bexar County, Texas and Lot 4, Block 10, N.C.B. 3224, Hillcrest Addition to San Antonio, recorded in Volume 105, Page 150 of the Deed & Plat Records of Bexar County, Texas and this 0.0577 Acre Tract of land being more particularly by described as follows with all bearings being referenced to the north line of said Lot 9, Block 10, N.C.B. 3224, as shown on recorded subdivision plat;

Beginning at a found ½" dia. iron pin found with cap marked RPLS 5578, on the north right of way line of E, Theo Ave., for the southwest corner of the herein described tract and the Point of Beginning also being the southeast corner of said Lot 9, Block 10, N.C.B. 3224;

THENCE: N. 00° 15'27" W., 167.13 feet leaving the north right of way line of E. Theo Ave. and along the east line of said Lot 9, Block 10, N.C.B. 3224, to a ½" dia. iron pin found, with cap marked RPLS 557, for the northwest corner of the herein described tract, said point also being an exterior corner of said Lot 9, Block 10, N.C.B. 3224 and being on the south line of Lot 4, Block 13, N.C.B. 2911, East Englewood Addition Subdivision, recorded in Volume 138, Page 651 of the Deed & Plat Records of Bexar County, Texas;

THENCE: N. 89° 40'37" E., 15.05 feet leaving the exterior corner of said Lot 9, Block 10, N.C.B. 3224 and along the south line of said Lot 4, Block 13, N.C.B. 2911, to a ½" dia. iron pin (yellow cap stamped RAS#3976), for the northwest corner of the herein described tract, said point also being the northwest corner of said Lot 4, Block 10, N.C.B. 3224;

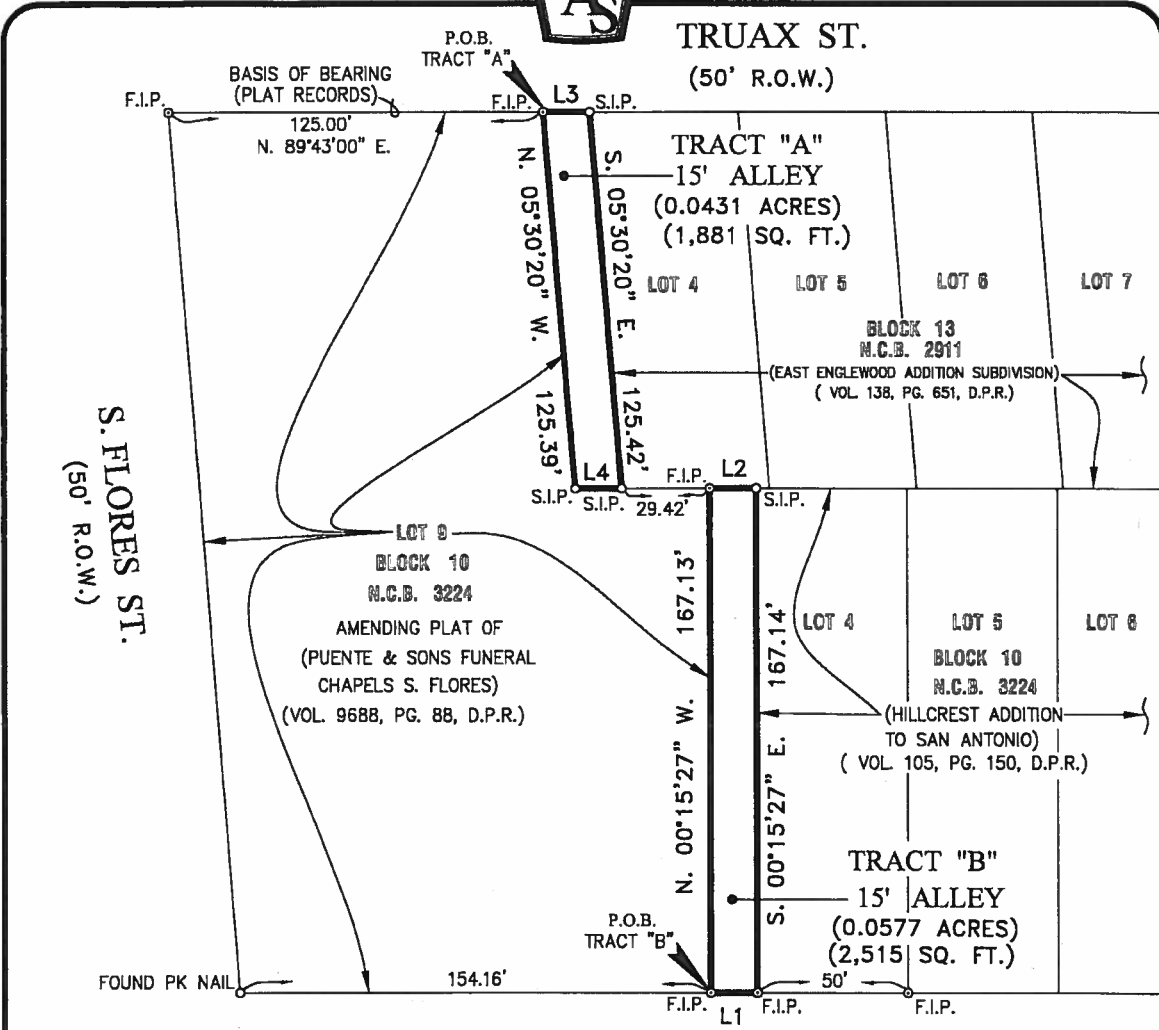
THENCE: S. 00° 15'27" E., 167.14 feet along the west line of said Lot 4, Block 10, N.C.B. 3224, to a ½" dia. iron pin found on the north right of way line of E. Theo Ave., for the southeast corner of the herein described tract, said point also being the southwest corner of said Lot 4, Block 10, N.C.B. 3224;

THENCE: S. 89° 43'07" W., 15.05 feet along the north right of way line of E. Theo Ave., to a the Point of Beginning and containing 0.0577 Acres (2,515 square feet) of land more or less.



Surveyed on the ground under my supervision  
On this the 12<sup>th</sup>. Day of September, 2018 A.D.

*Ramon M. Ruiz*  
Ramon M. Ruiz, RPLS #3976



TRUAX ST.  
(50' R.O.W.)

S. FLORES ST.  
(50' R.O.W.)

E. THEO AVE.  
(50' R.O.W.)

LINE DATA		
LINE NO.	BEARING	DISTANCE
1	S. 89°43'07" W.	15.05'
2	N. 89°40'37" E.	15.05'
3	N. 89°34'00" E.	15.06'
4	S. 89°40'37" W.	15.06'

**LEGEND**

- F.I.P. FOUND IRON PIN
- S.I.P. SET 1/2" IRON PIN WITH YELLOW CAP STAMPED: RAS#3976



SCALE: 1" = 40'

**SPECIAL PROJECT  
(CLOSURE OF TWO 15' ALLEYS)  
TRACT "A" AND "B"**

TRACT "A" BEING A 0.0431 ACRES (1,881 SQUARE FEET) OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF A CALLED 15.0 FEET WIDE ALLEY LOCATED SOUTH OF TRUAX STREET AND BETWEEN LOT 9, BLOCK 10, N.C.B. 3224, PUENTE & SONS FUNERAL CHAPELS S. FLORES, RECORDED IN VOLUME 9688, PAGE 88 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOT 4, BLOCK 13, N.C.B. 2911, ENGLEWOOD ADDITION SUBDIVISION, RECORDED IN VOLUME 138, PAGE 651 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF BEXAR:  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

TRACT "B" BEING A 0.0577 ACRES (2,515 SQUARE FEET) OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AND BEING ALL OF A CALLED 15.0 FEET WIDE ALLEY LOCATED NORTH OF E. THEO AVE. AND BETWEEN LOT 9, BLOCK 10, N.C.B. 3224, PUENTE & SONS FUNERAL CHAPELS S. FLORES, RECORDED IN VOLUME 9688, PAGE 88 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOT 4, BLOCK 10, N.C.B. 3224, HILLCREST ADDITION TO SAN ANTONIO, RECORDED IN VOLUME 105, PAGE 150 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYED ON THIS THE 12TH DAY OF  
SEPTEMBER, 2018 A.D.

SITE ADDRESS: 3520 S. FLORES ST.  
**RUIZ & ASSOCIATES SURVEYING, INC.**  
4414 CENTERVIEW, SUITE 211 • SAN ANTONIO, TX 78228  
Phone: (210) 735-8514 Fax: (210) 738-2835  
Email: ruizandassociates@sbcglobal.net  
Web: www.ruizassociatessurveying.com  
REGISTRATION FIRM NUMBER: 100297-00

*Ramon M. Ruiz*  
RAMON M. RUIZ, RPS# 3976

