

0.078 ACRES

THE STATE OF TEXAS}
THE COUNTY OF BEXAR}

BEING a 0.078 acre tract of land situated in the City of San Antonio, Bexar County, Texas out of and a portion of Lot 4, Block 7, New City Block (N.C.B.) 18387 of the Vacate & Resubdivision of Blanco Creek Unit 1-A according to the established map or plat thereof as recorded in Volume 9527, Page 87 of the Deed & Plat Records, Bexar County, Texas, said 0.078 acre tract being particularly described by metes and bounds as follows:

COMMENCING from a found 1/2" Steel rebar marking the southwesterly corner of the aforesaid Lot 4, Block 7, N.C.B. 18387, same being the northwesterly corner of Lot 6, Block 10, N.C.B. 18362 of the Capco Steel Subdivision according to the established map or plat thereof as recorded in Volume 9541, Page 219 of the Deed & Plat Records, Bexar County, Texas, and being along the easterly line of a called 21.96 acre tract of land described by Instrument to Gordon V. Hartman as recorded in Volume 12422, Page 383 of the Official Public Records, Bexar County, Texas;

THENCE, South 85°39'46" East, along the common line between said Lot 4, Block 7, N.C.B. 18387 and the aforesaid Lot 6, Block 10, N.C.B. 18362, a distance of 283.73 feet to a point along the common line between said Lot 4 and said Lot 6 marking the POINT OF BEGINNING and the southwesterly corner of the herein described tract;

THENCE, North 04°20'14" East, departing the common line between said Lot 4 and said Lot 6, a distance of 42.50 feet to a point for the northwesterly corner of the herein described tract;

THENCE, South 85°39'46" East, continuing across said Lot 4, a distance of 80.00 feet to a point marking the northeasterly corner of the herein described tract;

THENCE, South 04°20'14" West, continuing across said Lot 4, a distance of 42.50 feet to a point along the common line between said Lot 4 and said Lot 6 marking the southeasterly corner of the herein described tract, from which a set 5/8" steel rebar marking a common corner between said Lot 4 and said Lot 6 and being along the westerly line of Blanco Road (a 120-foot Right-of-Way) bears South 85°39'46" East, a distance of 100.19 feet;

THENCE, North 85°39'46" West, along the common line between said Lot 4 and said Lot 6, a distance of 80.00 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.078 acre tract of land, more or less.

Basis of bearing is based on the Texas State Plane Coordinate System (NAD 83), South Central Zone (4204). This survey was adjusted using a combined scale factor of 1.00017052196742 (GEOID12A).

Reference is made to that Plat accompanying this Legal Description.

The foregoing legal description and accompanying survey plat were prepared from an actual survey made on the ground under my supervision in October, 2019 and are true and correct to the best of my knowledge and belief.

11/08/2019

Urban Surveying, Inc.
By: Michael K. Williams
Registered Professional Land Surveyor
Texas No. 6616



SA0347.00