



METES AND BOUNDS DESCRIPTION
FOR A
0.032 OF AN ACRE TRACT OF LAND

Being a 0.032 of an acre tract of land out of Lot 28, Block 19 of the Resubdivision of Harlandale Addition to the City of San Antonio, NCB 7707, recorded in Volume 105, Page 279, Bexar County, Texas. Said Lot 28 together with Lots 1-13 and 27, Block 19, save and except for portions Lots 9-11 conveyed for additional Southcross Road right of way, were conveyed from Robert Saenz and wife, Juana S. Saenz to Edward L. Bravenec, dated February 2, 2011, recorded in Volume 14838, Page 1773 of the Official Public Records of Bexar County, Texas. Said 0.032 acre tract of land being more particularly described as follows:

Beginning at a ½" iron pin found in the South margin of Belden Avenue at the Northwest corner of Lot 28, and the Northeast corner of Lot 29, said Lot 29 as together with Lot 30 conveyed in a deed from Mariane Bryand & Diana Bryand to Claudio R. Tovar, recorded in Volume 12650, Page 494, and being the Northwesterly corner of this herein described 0.032 acre tract of land;

Thence with the Southern line of Belden Avenue and the North line of said Lot 28, S 89° 58' 00" E, a distance of 10.32 feet to a point in the North line of said Lot 28, and being the Northeast corner of this herein described 0.032 acre tract of land;

Thence departing Belden Avenue into and across said Lot 28, S 14° 14' 06" E, a distance of 139.10 feet to a point in the South line of Lot 28 and a North line of a 10' Alley dedicated in the Resubdivision of Harlandale Addition recorded in Volume 105, Page 279, and being the Southeast corner of this herein described tract;

Thence with the South line of Lot 28 and the Northern line of said Alley, N 89° 58' 00" W a distance of 10.32 feet to a point at the Southwest corner of Lot 28, the Southeast corner of Lot 29 and the Southwest corner of the herein described tract. Said point bears S 14° 14' 06" E – 149.42 feet and S 89° 58' 00" E – 50.48 feet to a ½" iron pin found for the Southeast corner Lot 12, Block 19, being in the South line of Block 19 and a Northerly line of Southcross Blvd. (previously platted as Pacific Ave.);

Thence departing said Alley, and continuing along the West line of Lot 28 and the East line of Lot 29, N 14° 14' 06" W a distance of 139.11 feet (140.3') to the Point of Beginning and containing 0.032 of an acre of land.

Bearings based on the South line of Block 19, Harlandale Addition, as described in Parcel 7028, Volume 5835, Page 297.

Survey drawing prepared this the 12th day of June, 2013.


Drew A. Mawyer
Registered Professional Land Surveyor No. 5348

