



DESCRIPTION OF A 10-FOOT WIDE STRIP OF LAND

Being a 10.00 foot wide strip of land, 0.163 of one acre, in New City Block (N.C.B.) 8996, San Antonio, Bexar County Texas. Said strip being the 10.00 foot wide alley in Block 6, as shown on the replat establishing West Laurel Heights as recorded in Volume 368 Pages 46-47, Deed and Plat Records, Bexar County and more particularly described by metes and bounds as follows:

BEGINNING at a point on the west right-of-way line of S.W. 41st Street, platted as Blesse Avenue as shown on said replat establishing West Laurel Heights, at the northwest corner of Lot 57, said Block 6, being the southwest corner of said alley and **POINT OF BEGINNING** of this strip of land, from which a 1" iron pipe found at the northeast corner of Lot 28, Block 16, N.C.B. 8995 bears South 20°45'54" West, a distance of 162.86 feet;

THENCE North 02°53'11" East, coincident with said right-of-way line, a distance of 10.00 feet, to a point at the common corner of Lot 1, said Block 6 and said alley, being the northwest corner of said alley and this strip of land;

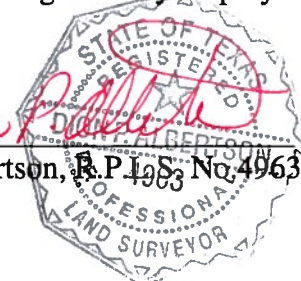
THENCE South 87°06'49" East, departing said right-of-way line, coincident with the common line of said alley and Lots 1 thru 29, Block 6, a distance of 709.07 feet, to a point on the west right-of-way line of S.W. 40th Street, platted as McKinley Avenue as shown on said replat establishing West Laurel Heights, at the southeast corner of said Lot 29, being the northeast corner of said alley and this strip of land;

THENCE South 05°35'32" West, coincident with said right-of-way line, a distance of 10.01 feet to a point at the common corner of Lot 30, Block 6 and said alley, being the southeast corner of said alley and this strip of land;

THENCE North 87°06'49" West, departing said right-of-way line, coincident with the common line of Lots 30 thru 57 and said alley, a distance of 708.59 feet, to the **POINT OF BEGINNING**, and containing 0.163 of an acre of land, more or less.

The basis of bearing recited herein is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC) in August 2014.


Dion P. Albertson, R.P. 1983 No. 4963



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