

METES & BOUNDS DESCRIPTION

OF A 0.21 ACRE TRACT OF LAND BEING ALL OF LOT 7 AND A PORTION OF LOT 8, BLOCK 12, NEW CITY BLOCK 755, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE SAME TRACT OF LAND AS DESCRIBED IN VOLUME 6319, PAGE 1810, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a found pipe in the northerly R.O.W. line of Warren St. (a Public R.O.W.) said pipe marking the southeast corner of Lot 5, Block 1 and the southwest corner of Lot 4, Block 1;

THENCE along and with said R.O.W., South 56°14'03" West, a distance of 100.08 feet to a point of reference located North 26°25'49" West, a distance of 0.79 feet from a found fence corner post for the **POINT OF BEGINNING** and southeast corner of the herein described tract, the southwest corner of a called 0.210 acre tract as conveyed to Robert Timothy Smith in Vol. 12652, Pg. 998, Real Property Records of Bexar County, Texas;

THENCE along and with said R.O.W., South 56°14'03" West, a distance of 54.00 feet (called South 56°15'00" West, a distance of 54.00 feet) to a point of reference located North 25°54'49" East, a distance of 0.84 feet from a found fence corner post for the southwest corner of the herein described tract, the southwest corner of a tract known as the south 104.5 feet of the west 46' of Lot 8;

THENCE into and across said Lot 8, North 34°39'47" West, a distance of 180.51 feet (called North 34°47'00" West, a distance of 182.00 feet) to a point of reference located South 89°40'13" West, a distance of 0.92 feet from a found fence corner post for the northwest corner of the herein described tract, the northeast corner of a tract known as the north 41 feet west 46' of Lot 8, a point in the southerly R.O.W. line of a 27.6 foot alley known as Utica;

THENCE along and with said R.O.W., North 55°52'44" East, a distance of 49.30 feet (called North 56°15'00" East, a distance of 49.30 feet) to a found ½" iron rod for the northeast corner of the herein described tract, the northwest corner of said Smith Tract;

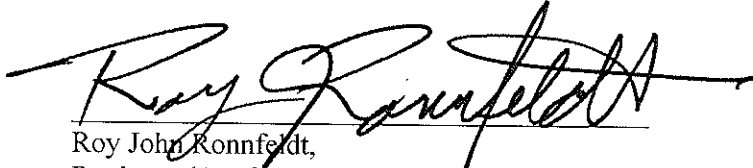
THENCE along and with the common boundary of the herein described tract and said Smith Tract, South 36°09'00" East, a distance of 180.95 feet (called South 36°09'00" East, a distance of 182.00 feet) to the **POINT OF BEGINNING** and containing 0.21 acres, more or less.

STATE OF TEXAS §

COUNTY OF BEXAR §

January 15, 2015

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.

A handwritten signature in black ink, appearing to read "Roy John Ronnfeldt", written over a horizontal line.

Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520

