





METES AND BOUNDS DESCRIPTION
FOR A
0.152 OF AN ACRE TRACT OF LAND
"DRAINAGE EASEMENT"

Being 0.152 of an acre of land out of the Julian Diaz Survey No. 133 1/2, Abstract No. 190, situated in the City of San Antonio, Bexar County, Texas, and being out of Lot 81, N.C.B. 10615, IDEA-W.W. White Subdivision as recorded in Volume 9714, Page 75-76 of the Deed and Plat Records of Bexar County, Texas, and conveyed in Volume 17598, Page 1782 of the Official Public Records of Bexar County, Texas, and said 0.152 of an acre of land being more particularly described as follows:

BEGINNING at a ½" iron pin found for the Northeasterly corner of Lot A-41 as conveyed to Robert Gomez in Volume 10105, Page 1858 of the Deed Records of Bexar County, Texas, and being an interior corner of said Lot 81;

THENCE across and through said Lot 81, N 01° 02' 25" W a distance of 440.33 feet to a point in the Southerly line of a 100 foot drain Right-Of-Way as recorded in Volume 4873, Page 587-589 of the Deed Records of Bexar County, Texas, and being in the Northerly line of said Lot 81;

THENCE with the Northerly line of said Lot 81, N 89° 49' 52" E a distance of 15.00 feet to a point for the Northeasterly corner of this herein described 0.152 of an acre tract of land;

THENCE departing the Northerly line of said Lot 81, and across and through said Lot 81, the following calls:

S 01° 02' 25" E a distance of 440.33 feet to the Southeasterly corner of this herein described 0.152 of an acre tract of land;

S 89° 48' 43" W a distance of 15.00 feet to the POINT OF BEGINNING and containing 0.152 of an acre tract of land.

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), N.A.D 1983.

Exhibit prepared this the 12th day of December, 2017.


Drew A. Mawyer
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TBPLS Firm Registration #10191500
5151 W SH 46, New Braunfels, TX 78132
LJA013 - 0.152 AC M&B Drainage Esmt Release

