

Dye Development, Inc.

Real Estate Development • Engineers • Surveyors • Planners

TBPE: Texas Registered Firm F-9539

TBPLS: Texas Registered Firm #10092200

August 9, 2018

LEGAL DESCRIPTION – 0.673 ACRE TRACT

Being: a 0.673 of an acre of land situated in N.C.B. 12489 in the City of San Antonio, Bexar County, Texas, and being all of a 0.978-acre tract (i.e. parent tract) recorded in Volume 17595, Page 2259, Official Public Records (OPR), Bexar County, Texas, Save And Except a 0.305 of an acre tract recorded in Volume 18795, Page 2190, OPR; said 0.673 of an acre tract being comprised of the following tracts:

1. The South 25.00 Feet of the remaining portion of Lot 4, according to the Plat recorded in Volume 3975, Page 77, Deed and Plat Records (D&P), Bexar County, Texas;
2. The North 12.90 feet of the remaining portion of Lot 5, according to the Plat recorded in Volume 3975, Page 77, Deed and Plat Records (D&P), Bexar County, Texas;
3. The remaining portions of Lots 24 and 25, Monte Vista Terrace Subd'n, according to the Plat recorded in Volume 7600, Page 146, D&P; said 0.673 of an acre tract being more particularly described as follows:

BEGINNING: at a ½" iron pin set (with a Dye Dvpt cap - controlling monument) for the northeast corner of the herein described tract and the southeast corner of the said 0.305 acre tract; said pin lying in the west line of an 18-foot Alley and being S.00°10'10"E, 75.00 feet from a 1/2" iron pin found for the northeast corner of the parent tract, Lot 4 and the 0.305 acre tract; said pin also being in the east line of the said Lot 4;

THENCE: S.00°10'10"E, with the parent tract's east line, passing, at 25.00 feet the common easterly corner of Lots 4 and 5, passing, at 96.65 feet the common easterly corner of Lots 25 and 24, and continuing for a total distance of 161.60 feet to a ½" iron pin set (with a Dye Dvpt cap) for the southeast corner of the parent tract, Lot 24 and the herein described tract; said pin also being the northeast corner of Lot 23, Monte Vista Terrace Subd'n, according to the plat recorded in Volume 6400, Page 111, D&P, and the northeast corner of a tract recorded in Volume 15854, Page 2532 OPR;

THENCE: with the parent tract's south line and the said adjoiner's north line the following calls:

- S.89°49'50"W, with the common line of Lots 23 and 24, 72.16 feet to a ½" iron pin set (with a Dye Dvpt cap) to a corner;
- N.00°10'10"W, across Lot 24, 0.20 feet to a corner;
- S.89°49'50"W, across Lot 24, 70.70 feet to a corner;
- S.00°10'10"E, across Lot 24, 0.20 feet to a corner lying in the common line of Lots 23 and 24;
- S.89°49'50"W, 38.94 feet to a pk nail set for the common westerly corner of the parent tract, the said adjoiner and the herein described tract; said nail lying in the east right-of-way line of Blanco Road (59.80 feet wide at this point);

THENCE: N.00°10'10"W, with the said right-of-way line and the parent tract's west line, passing, at 64.95 feet the common westerly corner of Lots 24 and 25, and continuing for a total distance of 110.85 feet to a pk nail set for an angle point;

THENCE: N.02°44'40"E, with the said right-of-way line and the parent tract's west line, passing, at 25.78 feet the common westerly corner of Lots 5 and 4, and continuing for a total distance of 50.82 feet to a pk nail set for the northwest corner of the herein described tract and the southwest corner of the 0.305-acre tract;

THENCE: N.89°49'50"E, across the parent tract and with the common line of the said adjoiner and the herein described tract, 179.22 feet to the **POINT OF BEGINNING**, and containing 0.673 of an acre of land.

Note: The basis of bearings for this survey is the parent tract's deed.



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