



METES AND BOUNDS DESCRIPTION FOR A 0.216 ACRE TRACT OF LAND

January 30, 2019

Being a 0.216 acre tract of land, more or less, consisting of the West 25 feet of Lot 40 and the East 37.5 feet of Lot 41, New City Block 6138, Mahncke Park Place, recorded in Vol. 642, Pg. 111, Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: at ½" iron rod found along the north Right-of-Way line of Parland Place (47' width) and the southwest corner of a tract, deeded to the City of San Antonio, Bexar County Appraisal District reference ID# 371470, for the southwest corner and the **POINT OF BEGINNING** of this tract;

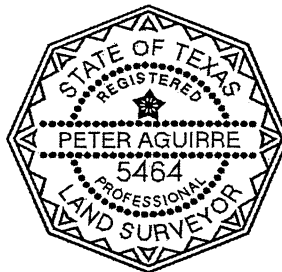
THENCE: North 00°00'15" West, departing said Parland Place, a distance of **150.00 feet** to a point being the northwest corner of this tract;

THENCE: North 90°00'00" East, a distance of **63.16 feet** to a point for the northeast corner of this tract;

THENCE: South 00°15'03" West, a distance of **150.00 feet** to an "X" found on a retaining along the north line of said Parland Place for the southeast corner of this tract;

THENCE: South 90°00'00" West, a distance of **62.51 feet** to the **POINT OF BEGINNING** and containing a 0.216 acre tract of land, more or less, according to a survey made on the ground;

SouthCentral Surveyors of Texas



Peter A. Aguirre, R.P.L.S.

Registration No. 5464

Job # 19-0014-001

A drawing of even job number and date was also prepared.