



## METES AND BOUNDS DESCRIPTION FOR A 0.154 ACRE TRACT OF LAND

February 4, 2019

Being a 0.154 acre tract of land, more or less, consisting of Lot 21, Block 11, New City Block 9843, of the Rancho Blanco Subdivision, Unit 2, recorded in Vol. 2805, Pg. 75, Deed and Plat Records of Bexar County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING:** at a ½" iron rod found along the north Right-of-Way line of Hermine Blvd. (50' width) and the southeast corner of Lot 22, recorded in the same subdivision for the southwest corner and the **POINT OF BEGINNING** of this tract;

**THENCE:** North 00°00'59" East, departing the south common corner of said Lot 22 and this tract, a distance of 115.30 feet to a chain-link fence post for the northwest corner of this tract;

**THENCE:** South 89°42'58" East, a distance of 59.97 feet to a ½" iron rod set along the west line of Blanco Rd. (variable width R.O.W.) for the northeast corner of this tract;

**THENCE:** South 00°00'00" East, a distance of 85.00 feet to a set "X" in concrete for a corner of this tract and the point of curvature of a curve to the right;

**THENCE:** along a curve to the right with a radius of 30.00 feet and a chord bearing of South 45°00'00" West, a chord distance of 42.43 feet and an overall arc length of 47.12 feet, to a set "X" in concrete, along the north line of said Hermine Blvd. for the point of tangency and a corner of this tract;

**THENCE:** South 90°00'00" West, a distance of 30.00 feet to the **POINT OF BEGINNING** and containing 0.154 of an acre 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 # 19-4075-652

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