

Metes and Bounds Field Notes Description for
0.236 Acre Tract
May 9, 2019

Being a 0.236 acre tract (10,259 square feet) out of remaining portions of Lots 68 and 69, Block 3, New City Block (N.C.B.) 11260, Somerset Place Second Filing Subdivision as recorded in Volume 642, Page 20, Deed and Plat Records, Bexar County also being the same land described on Special Warranty Deed Volume 17699, Page 1428, Official Public Records, Bexar County, Texas conveyed to Marciano and Josefina J. Gonzalez and being more particularly described by the metes and bounds as follows:

COMMENCING: At a found 1/2" iron rod at the intersection of the north right-of-way (R.O.W.) line of Gracie Street (51.6' R.O.W.), and the east R.O.W. line of Masters Street also known as Lincoln Street (50.0' R.O.W.) and being the southwest corner of Lot 36, Block 1, N.C.B. 11261, Douglas Anderson Subdivision as recorded in Volume 1625, Page 278, Deed and Plat Records, Bexar County, Texas;

THENCE: North 06°20'55" East, 128.01 feet, along the east R.O.W line of said Masters Street to a set 1/2" iron rod with blue cap (GRE 3275) on the common northwest corner of Lot 34, Block 1, N.C.B. 11261, said Douglas Anderson Subdivision and the southwest corner of this tract for the **POINT OF BEGINNING**;

THENCE: North 06°15'56" East, 31.16 feet along the east R.O.W line of said Masters Street and the west line of this tract to a set 1/2" iron rod with blue cap (GRE 3275) on the south R.O.W. line of U.S. Highway 81 also known as New Laredo Highway (100' R.O.W.) for the northwest corner of this tract being described herein;

THENCE: North 50°29'19" East, 135.70 feet along the south R.O.W. line of said U.S. Highway 81 and the north line of this tract to a set 1/2" iron rod with blue cap (GRE 3275) on the common northwest corner of Lot 104, Block 3, N.C.B. 11260, Mejia Subdivision as recorded in Volume 9531, Page 150, Deed and Plat Records, Bexar County, Texas (formerly out of the remaining portion of said Lot 68) and this tract for the northeast corner of tract being described herein;

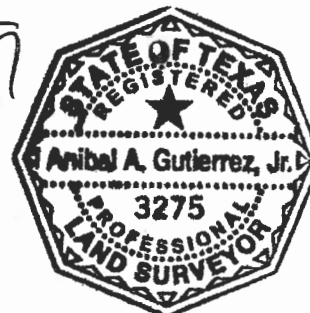
THENCE: The following courses and distances along the west line of said Lot 104 and the east line of this tract;

South 33°18'14" East, 34.06 feet to a set 1/2" iron rod with blue cap (GRE 3275) for an interior corner of this tract being described herein;

South 04°20'12" West, 102.72 feet to a set 1/2" iron rod with blue cap (GRE 3275) on the southwest common corner of said Lot 104 and this tract; same point being on the north line of said Lot 34 for the southeast corner of this tract being described herein;

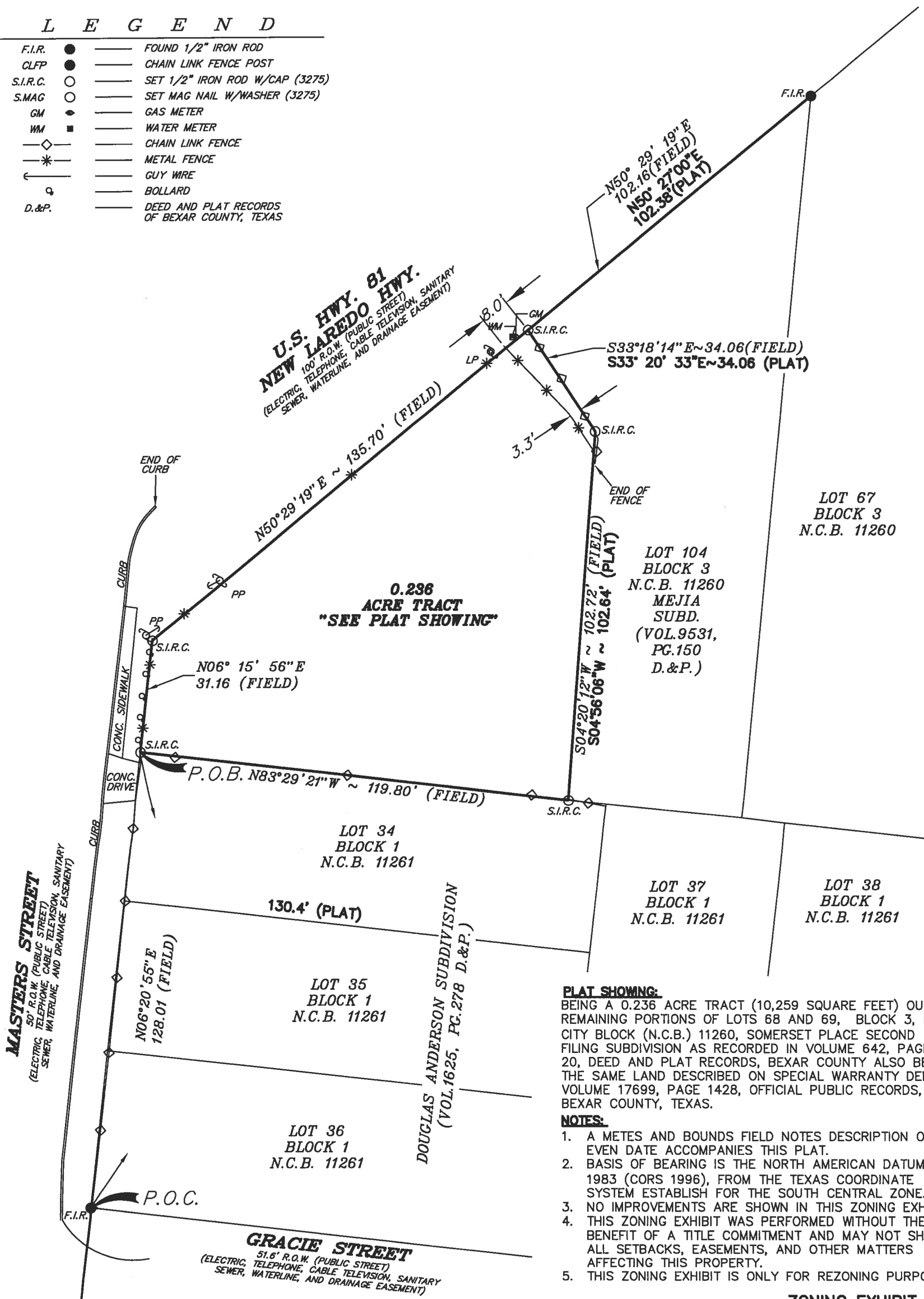
THENCE: North 83°29'21" West, 119.80' feet along the north line of said Lot 34 and the south line of this tract to the **POINT OF BEGINNING** and containing 0.236 acres (10,259 square feet) of land, more or less, as surveyed on the ground by GE Reaves Engineering on April 25, 2019.

Anibal A. Gutierrez Jr.
R.P.L.S. No. 3275
GE Reaves Engineering
TBPLS Firm Number 101337
FN 19-0337



L E G E N D

F.I.R.	●	FOUND 1/2" IRON ROD
CLFP	●	CHAIN LINK FENCE POST
S.I.R.C.	○	SET 1/2" IRON ROD W/CAP (3275)
S.MAG	○	SET MAG NAIL W/WASHER (3275)
GM	◆	GAS METER
WM	■	WATER METER
—◇—		CHAIN LINK FENCE
—*—		METAL FENCE
— —		GUY WIRE
—○—		BOLLARD
D.&P.	—	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS



SCALE: 1"=30'

DATE OF SURVEY: 04/25/19

DRAWN BY: PL/SL

COMPUTED BY: PL

ZONING EXHIBIT

CHECKED BY: AG

To: The Leinholder and/or Landowner and to ~
I, Anibal Augusto Gutierrez Jr., a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

Legal: 0.236 ACRE TRACT "SEE PLAT SHOWING"
Addition or Subdivision: SOMERSET PLACE, SECOND FILING
Volume: 642 Page: 20 of the DEED & PLAT records of BEXAR County, Texas.
Owner: MARCIANO AND JOSEFINA GONZALEZ
Address: 7326 NEW LAREDO HIGHWAY, SAN ANTONIO, TX 78211



GE Reaves Engineering (FIRM NO. 101337)
5250 Callaghan Road
San Antonio, Texas 78228
Ph: (210)490-4506 Fax: (210)490-4812

Anibal A. Gutierrez Jr. 5-9-19
Registered Professional Land Surveyor
JOB NO. 19-0337