

**DESCRIPTION FOR
A 0.9379 OF AN ACRE TRACT**

A **0.9379 of an acre** tract of land situated in the San Antonio Town Tract, Abstract 20, City of San Antonio, Bexar County, Texas, and being all of that tract described as Lots 5, 6, 7, and 8 in the east half of Block 11, N.C.B. 656 as conveyed to Rafael Parada and spouse Leyla Vasquez and Drexcier A. Parada and recorded in Volume 16690, Page 1274 in the Official Public Records of Bexar County, Texas (O.P.R.), said 0.9379 of an acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod found at the intersection of the easterly R.O.W. of Hoefgen Avenue with the northerly R.O.W. of Delaware Street (55.6' R.O.W.), from which point an X found in concrete at the intersection of the easterly R.O.W. of Hoefgen Avenue with the southerly R.O.W. of Indiana Street bears N 00°15'31" W, a distance of 418.99 feet;

THENCE: N 89°44'29" E, along and with the northerly R.O.W. line of Delaware Street, a distance of 209.50 feet to a calculated corner (could not set monument due to fence corner obstruction) for the southeast corner of that tract described as the east 149.6' of Lots 5 and 6, west half of Block 11, N.C.B. 656 as conveyed to Harvey Peshorn and Peggy Peshorn and recorded in Volume 5492, Page 682 in the O.P.R. for the southwest corner and **POINT OF BEGINNING** of said Parada tract and the tract described herein;

THENCE: N 00°15'31" W, along and with the westerly line of said Parada Tract and the easterly line of said Peshorn tract and also that tract described as Lot 4, west 60' of Lots 5 and 6, west half Block 11, N.C.B. 656 as conveyed to Bernice List Avery and recorded in Volume 3016, Page 471 in the O.P.R., a distance of **195.00 feet** to a calculated corner (could not set monument due to no access) for the southwest corner of that tract described as Lots 1 through 4 and 9 east half Block 11, N.C.B. 656 as conveyed to Alamo Concrete Tile, Inc. and recorded in Volume 2987, Page 50 in the O.P.R. for the northwest corner of said Parada tract and the tract described herein;

THENCE: N 89°44'29" E, along and with the southerly line of said Alamo Concrete Tile tract and the northerly line of said Parada tract, a distance of **209.50 feet** to a ½ inch iron rod with plastic cap stamped SET KFW in the westerly R.O.W. of South Walnut Street (not open, occupied by Southern Pacific Railroad, 55.6' R.O.W.) for the southeast corner of said Alamo Concrete Tile tract and the northeast corner of said Parada tract and the tract described herein,

THENCE: S 00°15'31" E, along and with the westerly R.O.W. of South Walnut Street, a distance of **195.00 feet** to a PK nail and washer stamped KFW SURVEYING for the intersection of the northerly R.O.W. of Delaware Street with the westerly R.O.W. of South Walnut Street for the southeast corner of said Parada tract and the tract herein described;

THENCE: S 89°44'29" W, along and with the northerly R.O.W. line of Delaware Street, a distance of **209.50 feet** to the **POINT OF BEGINNING** and containing **0.9379 of an acre** or 40,853 square feet, more or less, in the City of San Antonio, Bexar County, Texas, and being described in accordance with a survey prepared by KFW Surveying. Bearings are based on NAD83 Texas State Plane South Central Zone.

18 JULY 2019

Job No.: 19-042
Prepared by: KFW Surveying
Date: July 19, 2019
File: S:\Draw 2019\19-042 523-533 Delaware Street\DOCS\19-042 DESC TCP 071819.doc



Z2019-10700123

n89°44'29"e
209.50



195.00
n00°15'31"w

s00°15'31"e
195.00

209.50
s89°44'29"w

7/18/2019

Scale: 1 inch= 27 feet

File:

Tract 1: 0.9378 Acres (40853 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=809 ft.

- 01 n00.1531w 195.00
- 02 n89.4429e 209.50
- 03 s00.1531e 195.00
- 04 s89.4429w 209.50