

METES AND BOUNDS

Being 0.057 acres of land, more or less, consisting of a portion of the South 50.65 feet of Lots 19 and 20, New City Block 1165, in the City of San Antonio, Bexar County, Texas, and being that same property conveyed in a Warranty Deed recorded in Volume 17817, Page 1100, Official Public Records, Bexar County, Texas, said 0.057 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the southeast corner of Lot 26, New City Block 1165, same being at the intersection of the West Right-of-Way line of Shirley St. and the North Right-of-Way line of Gray St. and the **POINT OF COMMENCEMENT**;

THENCE along the North Right-of-Way line of said Gray St., North 90 degrees 00 minutes 00 seconds West, a distance of 346.06 feet to a 1/2 inch iron rod set for the southeast corner of this 0.057 acres, same being on the West line of Menger Creek and a point on the South line of said Lot 19 and the **POINT OF BEGINNING**;

THENCE along the North Right-of-Way line of said Gray St., North 90 degrees 00 minutes 00 seconds West, a distance of 42.73 feet to a 1/2 inch iron rod set for the southwest corner of this 0.057 acres, same being at the intersection of the North Right-of-Way line of said Gray St. and the East Right-of-Way line of Frank St. and the southwest corner of said Lot 19;

THENCE along the East Right-of-Way line of said Frank St., North 00 degrees 00 minutes 00 seconds West, a distance of 50.65 feet to a point for the northwest corner of this 0.057 acres, same being the southwest corner of the David R. Contreras, et al tract (Volume 9835, Page 1903);

THENCE along the line common to this 0.057 acres and said Contreras tract and severing said Lots 19 and 20, South 90 degrees 00 minutes 00 seconds East, a distance of 56.32 feet to a point for the northeast corner of this 0.057 acres, same being the southeast corner of said Contreras tract and on the West line of said Menger Creek;

THENCE along the line West line of said Menger Creek along a curve to the left having a radius of 1705.39 feet, an arc length of 52.42 feet, a chord length of 52.42 feet, a chord bearing of South 14 degrees 55 minutes 36 seconds West, and a delta angle of 1 degrees 45 minutes 40 seconds to the **POINT OF BEGINNING**, and containing 0.057 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
April 24, 2017

