

METES AND BOUNDS

Being 0.303 acres of land, more or less, being a portion of Arbitrary Lot 4, Block 3, New City Block 771, in the City of San Antonio, Bexar County, Texas, according to the map thereof recorded in the City of San Antonio Municipal Archives and Records, and being that same property conveyed in a Deed without Warranties recorded in Volume 7847, Page 270, Official Public Records of Bexar County, Texas, said 0.303 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the West corner of this 0.303 acres, same being on the northeast Right-of-Way line of Lewis Street and the South corner of the Allied Women's Center of San Antonio 0.201 acres (Volume 16197, Page 889), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.303 acres and said Allied Women's Center Tract, North 55 degrees 55 minutes 21 seconds East, a distance of 165.04 feet to a 1/2 inch iron rod found for the North corner of this 0.303 acres, same being the East corner of the Saul F., Narvaez tract (Volume 14051, Page 1863) and on the South boundary of the SA Howard Investors, LLC. 1.636 acres (Volume 18242, Page 1975);

THENCE along the line common to this 0.303 acres and said SA Howard 1.636 acres, South 69 degrees 35 minutes 50 seconds East, a distance of 7.35 feet to an "X" set on a concrete wall for the northeast corner of this 0.303 acres, same being the northwest corner of Lot 13, Howard Street Subdivision (Volume 9505, Page 1);

THENCE along the line common to this 0.303 acres and said Lot 13, South 33 degrees 33 minutes 46 seconds East (called South 30 degrees 54 min 30 seconds East), a distance of 111.54 feet (called 111.17 feet) to a 1/2 inch iron rod set for the upper southeast corner of this 0.303 acres, same being the North corner of Lot 12, Azteca Subdivision (Volume 5870, Page 134);

THENCE along the line common to this 0.303 acres and said Lot 12, South 54 degrees 55 minutes 46 seconds West, a distance of 41.44 feet to a 1/2 inch iron rod set for the lower southeast corner of this 0.303 acres, same being the East corner of the Lourdes H. Urdiales tract (Volume 4456, Page 1138);


THENCE along the lines common to this 0.303 acres and said Urdiales tract the following courses and distances:

North 34 degrees 58 minutes 41 seconds West, a distance of 54.00 feet to a 1/2 inch iron rod set for an interior corner of this 0.303 acres, same being the North corner of said Urdiales Tract;

South 54 degrees 57 minutes 21 seconds West, a distance of 125.00 feet to a 1/2 inch iron rod set for the southwest corner of this 0.303 acres, same being the West corner of said Urdiales Tract and on the northeast Right-of-Way line of said Lewis Street;

THENCE along the northeast Right-of-Way line of said Lewis Street, North 34 degrees 58 minutes 48 seconds West, a distance of 66.36 feet to the **POINT OF BEGINNING** and containing 0.303 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. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
February 21, 2020



METES AND BOUNDS

Being 0.170 acres of land, more or less, consisting of Lot A-2 all of Lots 1 and 2, Block 3, New City Block 771, Edwards and La Costa Addition, situated within the corporate limits of the City of San Antonio, Bexar County, Texas and being that same tract of land described in Deed Recorded in Volume 14051, Page 1863, Deed records of Bexar County, Texas, **SAVE AND EXCEPT** that tract of land Recorded in Volume 229, Page 140, Deed records of Bexar County, Texas, said 0.170 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 0.170 acres, same being on the East Right-of-Way line of Lewis St., and the southwest corner of S.A. Howard Investors LLC., 1.6380 acres (Volume 18242, Page 1975) of said subdivision, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.170 acres and said S.A. Howard Investors LLC., South 64 degrees 24 minutes 02 seconds East, a distance of 171.14 feet (called 171.36 feet) to a 1/2 inch iron rod found for the southeast corner of this 0.170 acres, same being the northwest corner of the Howard 22 LLC, 0.490 acres (Volume 18551, Page 1580) and the northeast corner of the Ed Real Estate Ventures LLC, 0.3030 acres (Document NO. 20180211495);


THENCE along the line common to this 0.170 acres and the Ed Real Estate Ventures LLC, 0.3030 acres, South 55 degrees 52 minutes 33 seconds West, at a distance of 41.23 feet pass a 1/2 inch iron rod found, and continuing for a total distance of 70.15 feet to a point for the southwest corner of this 0.170 acres, same being the southeast corner of the Allied Women's Center Of San Antonio 0.2010 acres (Volume 16197, Page 889);

THENCE along the line common to this 0.170 acres and the Allied Women's Center Of San Antonio 0.2010 acres, North 54 degrees 45 minutes 53 seconds West a distance of 129.32 feet (called 129.62 feet) to a 1/2 inch iron rod found for the northwest corner for this 0.170 acre, same being the northeast corner of the Allied Women's Center Of San Antoino, and on the East Right-of-Way of Lewis St;

THENCE along the East Right-of-Way of Lewis St., North 56 degrees 38 minutes 16 seconds East, a distance of 13.71 feet (called 14.85 feet) to a 1/2 iron rod found for the lower northeast corner for this 0.170 acres;

THENCE continuing along the said Right-of-Way, North 03 degrees 37 minutes 25 seconds West, a distance of 31.01 feet (called 34.35 feet) to the **POINT OF BEGINNING**, and containing 0.170 acres of land, more of 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
February 21, 2020

