

ALTA/NSPS LAND TITLE SURVEY OF:

TRACT 1:

LOT 1, BLOCK 1, NCB 17462, EVERS SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 9506, PAGE 209, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

TRACT 2:

METES AND BOUNDS DESCRIPTION
0.353 ACRE TRACT

BEING A 0.353 OF AN ACRE (15,389 SQUARE FEET +/-) TRACT OF LAND OUT OF THE PERRY DAVIS SURVEY NO. 267, ABSTRACT NO. 189, COUNTY BLOCK 4528, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 0.353 ACRE TRACT ALSO BEING OUT OF A CALLED 190.12 ACRE TRACT AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1525, PAGE 394, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

BEGINNING at a 1/2-Inch Iron Rod on the East Right-of-Way line of S. Hausman Rd. and marking the Southwest corner of said 0.353 Acre tract and from which a 1/2-Inch Iron Rod with cap "MBC" Set bears S 88°23'09" W a distance of 5.00 feet marking the Northwest corner of Lot 1, Block 1, New City Block 17462, Evers Subdivision, according to plat thereof recorded in Volume 9506, Page 209 of the Deed and plat records of Bexar County, Texas;

THENCE N 01°04'04" E a distance of 25.12 feet along and with the East Right-of-Way line of said S. Hausman Rd. to a 1/2-Inch Iron Rod Found;

THENCE N 89°33'33" E departing the East Right-of-Way line of said S. Hausman Rd. and passing a 1/2-Inch Iron Rod with cap "MBC" Set at 10.85 feet, marking the Southwest corner of Lot 4, New City Block 14614, N.I.S.D. Notatorium Subdivision, according to plat thereof recorded in Volume 9565, Page 195, of the Deed and Plat records of Bexar County, Texas, and continuing for a total distance of 1225.56 feet to a 1/2-Inch Iron Rod Found on the East line of Lot 5, New City Block 14614 of said N.I.S.D. Subdivision and marking the Easternmost corner of this tract and from which a 1/2-Inch Iron Rod with cap "MBC" Set on the South Right-of-Way line of Champions Gate and marking the Northeast corner of said Lot 4, bears S 00°15'00" W a distance of 1.01 feet;

THENCE S 88°23'09" W a distance of 1226.48 feet along and with the North line of said Lot 1, Block 1, New City Block 17462, to the POINT OF BEGINNING and containing 0.353 of an Acre (15,389 Square Feet) of land, more or less.

TRACT 3:

LOT 4, NCB 14614, N.I.S.D. Notatorium Subdivision, City of San Antonio, Bexar County, Texas, according to a plat thereof recorded in volume 9565, page 195, Deed and Plat Records, Bexar County, Texas.

TO:
AD ACQUISITIONS, LLC;
SUSAN KAY EVERS & DENISE GAIL EVERS;
CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8 AND 11 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 28, 2020.



JOEL CHRISTIAN JOHNSON

R.P.L.S. NO. 5578