

# Dye Development, Inc.

Real Estate Development • Engineers • Surveyors • Planners  
 TBPE: Texas Registered Firm F-9539  
 TBPLS: Texas Registered Firm #10092200

March 9, 2021

**Z-2021-10700028**

## LEGAL DESCRIPTION – 0.196 ACRE TRACT

**BEING:** a 0.196-acre tract out of Lots 1 and 2 (i.e. parent tract), Block 327, N.C.B. 9409, San Jose Addition, according to the plat recorded in Volume 368, Pages 97-100, Deed and Plat Records, Bexar County, Texas, and being more particularly described as follows:

**BEGINNING:** at a 1/2" iron rod set (with a Dye Dvpt. Cap) for the southwest corner of the herein described tract and said Lot 1; said pin being the intersection of the north right-of-way line of a 20-foot wide alley with the east line of Mango Ave. (50 feet wide);

**THENCE:** N.00°18'45"W, with the common line of Mango Ave. and Lot 1, 77.50 feet to a 1/2" iron rod set (with a Dye Dvpt. Cap) for a northwest corner of the herein described tract;

**THENCE:** N.89°09'30"E, across Lots 1 and 2, 88.00 feet to a 1/2" iron rod set (with a Dye Dvpt. Cap) set for a re-entrant corner of the herein described tract;

**THENCE:** N.00°18'45"W, across Lot 2, 61.69 feet to a 1/2" iron rod set (with a Dye Dvpt. Cap) in the south right-of-way line of Drury Lane (60 feet wide) and the north line of Lot 2 for a northwest corner of the herein described tract;

**THENCE:** N.89°41'15"E, with the common line of Drury Lane and the north line of Lot 2, 12.00 feet to a 1/2" iron rod found for the northeast corner of the herein described tract and Lot 2;

**THENCE:** S.00°18'45"E, with the east line of Lot 2, 100.00 feet to a 1/2" iron rod found in the said alley's north line for the southeast corner of the herein described tract and Lot 2;

**THENCE:** S.89°41'15"W, with the common line of the alley and Lots 2 and 1, 100.00 feet to the **POINT OF BEGINNING**, and containing 0.196-acre of land.

Note: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, South Central Zone. The Zoning Case Survey dated March 9, 2021 is attached and is a part of this legal description.



David W. Dye III RPLS #4734  
 President  
 Dye Development, Inc.

