



TBPELS FIRM No. 10194244  
18410 US Hwy 281 N, Suite 109  
San Antonio, TX 78259  
(210) 369-9509

STATE OF TEXAS §  
COUNTY OF BEXAR §

**A 0.186 ACRE TRACT OF LAND SITUATED IN NEW CITY BLOCK 2205, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS RECORDED IN VOLUME 368, PAGE 191, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND CALLED LOT 9 AND THE SOUTH IRREGULAR 152.3 FEET OF LOT 8, OF RECORD IN A WARRANTY DEED TO CARMEN NOELIA ROMERO, RECORDED IN DOCUMENT NO. 20230093500, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING:** at a mag nail found with washer stamped "BGE" on the existing south right-of-way line of Leal street, a 55.6 foot public right-of-way, having Texas State Plane coordinates of N-13,705,973.54 and E-2,120,559.53, South Central Zone, 4204, Grid, for the northeast corner of this 0.186 acre tract;

**THENCE:** **South 17°11'46" East 10.86 feet** with south right-of-way line of Leal street to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the northwest corner of 0.0872 acres to Frank A Jimenez, of record in a Warranty Deed recorded in Volume 3027, Page 1997, Official Public Records, Bexar County, Texas, for an angle point of this 0.186 acre tract;

**THENCE:** **South 05°49'43" West 152.30 feet** with the west line of said 0.0872 acres to Frank A Jimenez, the west line of the South 75 feet of lot 6, New City Block 2205, of record in Volume 368, Page 191, Deed and Plat Records, Bexar County, Texas, and the east line of this 0.186 acre tract to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the southeast corner of said South 75 feet of lot 6, for the southeast corner of this 0.186 acre tract;

**THENCE:** **North 84°18'17" West 50.00 feet** with the north line of a 15 foot right-of-way alley and the south line of this 0.186 acre tract to a 1/2 inch iron rod found at the southeast corner of the South 81 feet of Lot 10 & Lot 11, New City Block 2205, of record in Volume 368, Page 191, Deed and Plat Records, Bexar County, Texas, for the southwest corner of this 0.186 acre tract;

**THENCE:** **North 05°49'43" East 162.30 feet** with the east line of said South 81 feet of Lot 10 and Lot 11, and the North 81.3 feet of Lot 10 & Lot 11, New City Block 2205, of record in Volume 368, Page 191, Deed and Plat Records, Bexar County, Texas, and the west line of this 0.186 acre tract to a 1/2 inch iron rod found on the existing south right-of-way of Leal Street, at the northeast corner of said North 81.3 feet of Lot 10 & Lot 11 and the northwest corner of this 0.186 acre tract;

**THENCE:** **South 84°18'17" East 45.75 feet** with the existing south right-of-way Leal street to the **POINT OF BEGINNING** of this 0.186 acre (8,094 square feet) tract of land in Bexar County, Texas.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONNEL OF ALLIANCE LAND SURVEYORS, LLC WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

*Gary A. Gibbons*

Gary A. Gibbons  
RPLS No. 4716  
December 16, 2024  
Job No. 241218468

