

Metes & Bounds Description
for a 5.202 Acre Tract (226,628 sq. ft.)
July 31st, 2024

Being 5.202 acres (226,628 Sq. Ft.) of land out of a tract described as Lots 58 through 60 (Save and Except a 0.046 of an acre triangular tract out of Lot 60); the West 50 feet of Lot 57; and portions of Lots 28 through 31, Block 2, New City Block 11262, San Antonio, Bexar County, Texas; said Lots were originally recorded in the year 1916 in Volume 368, Page 169, Mount Vernon Homesite Addition Subdivision, Deed and Plat Records of Bexar County, Texas, and being the same property described separately in Document 20240027924, Official Public Records of Bexar County, Texas; said 5.202 acres (226,628 Sq. Ft.) of land being more particularly described as follows:

BEGINNING at the west termination point of the north Right-Of-Way line of La Violeta Street; said point being the common south corner of a tract of land described as Lot 4, Block 8, New City Block 11262, Baecke Subdivision, Second Filing, San Antonio, Bexar County, Texas, recorded in Volume 2575, Page 103, Deed and Plat Records of Bexar County, Texas, and of a tract of land described as a 0.5510 of an acre tract recorded in Document 20100123341, Official Public Records of Real Property of Bexar County, Texas; said point being the northeast corner of the property described in said Document 20240027924 and of the tract herein described;

THENCE, S 06°12'40" W, 637.11 feet along the west boundary line of the aforementioned Baecke Subdivision to a point located at the south end of a Right-Of-Way cut-back line of Golden Avenue; said point being the southeast corner of the property described in said Document 20240027924 and of the tract herein described;

THENCE, N 83°50'34" W, 298.81 feet along the common line of said north Right-Of-Way line of Golden Avenue and the property described in said Document 20240027924, to a point for the southernmost southwest corner of the tract herein described;

THENCE, N 18°03'19" W, 104.86 feet over and across said Lot 60 to a point located on the east Right-Of-Way line of Masters Avenue, and the westernmost southwest corner of the tract herein described;

THENCE, N 05°57'07" E, 580.49 feet along said east Right-Of-Way line to a point being the southwest corner of a property described in Document 20160233502, Official Public Records of Real Property of Bexar County, Texas; said point also being the northwest corner of the property described in said Document 20240027924 and of the tract herein described;

THENCE, S 83°50'34" E, 210.73 feet along the south line of said property described in Document 20160233502 to a point for the southeast corner of said property; said point also being an interior angle point of the property described in said Document 20240027924 and of the tract herein described;

THENCE, N 06°12'44" E, 4.97 feet along the east line of said property described in Document 20160233502 to a point for the southwest corner of the property described in Document 20100196246, Official Public Records of Real Property of Bexar County, Texas; said point also being an exterior angle point of the property described in said Document 20240027924 and of the tract herein described;

DJA #7044
07/31/2024

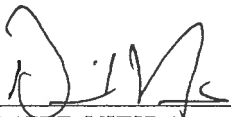
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THENCE, S 83°50'34" E, 45.00 feet along the south line of said property described in Document 20100196246 to a point located on the west line of a property described in Document 20100123341, Official Public Records of Real Property of Bexar County, Texas, for the southeast corner of the said property described in Document 20100196246; said point also being an angle point of the property described in said Document 20240027924 and of the tract herein described;

THENCE, S 06°12'44" E, 43.98 feet along the west line of said property described in Document 20100123341 to a point for the southwest corner of said property; said point also being an angle point of the property described in said Document 20240027924 and of the tract herein described;

THENCE, S 83°50'34" E, 88.80 feet along the south line of said property described in Document 20100123341 to the **POINT OF BEGINNING** and containing 5.202 acres (226,628 Sq. Ft.) of land, more or less.

1. The basis of bearing is the North American Datum 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone (4204).
2. All distances are in Surface.
3. A Survey Exhibit of the same date accompanies these metes and bounds.

 07/31/2024

DAVID VIEIRA
Registered Professional Land Surveyor No. 7044
GE Reaves Engineering
TBPELS #1013370 / TBPE F-4861
FN24-0254



Metes & Bounds Description
for a 0.046 of an Acre Tract (2,040 sq. ft.)
July 31st, 2024

Being 0.046 of an acre (2,040 Sq. Ft.) of land out of a tract being described as Lots 58 through 60; the West 50 feet of Lot 57; and portions of Lots 28 through 31, Block 2, New City Block 11262, San Antonio, Bexar County, Texas; said Lots were originally recorded in the year 1916 in Volume 368, Page 169, Mount Vernon Homesite Addition Subdivision, Deed and Plat Records of Bexar County, Texas, and being the same property described separately in Document No. 20240027924, Official Public Records of Bexar County, Texas; said 0.046 of an acre (2,040 Sq. Ft.) being more particularly described as follows:

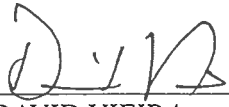
BEGINNING at the intersection of the north Right-Of-Way line of Golden Avenue with the east Right-Of-Way line of Masters Avenue; said point being the southwest corner of said Lot 60, of the land described in said Document No. 20240027924, and of the tract herein described;

THENCE, **N 05°57'07" E, 95.64 feet** along the common line of said east Right-Of-Way line and said Lot 60, to a point for the north corner of the tract herein described;

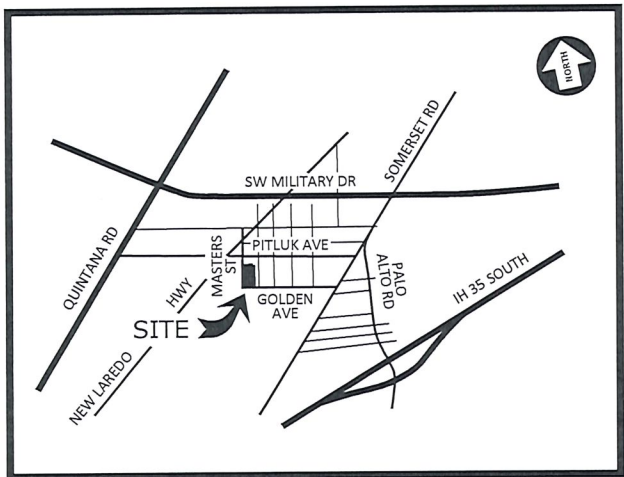
THENCE, **S 18°03'19" E, 104.86 feet** departing said common line over and across said Lot 60 to a point on the common line of said north Right-Of-Way line of Golden Avenue and said Lot 60; said point being the southeast corner of the tract herein described;

THENCE, **N 83°50'34" W, 42.66 feet** along the common line of said north Right-Of-Way line of Golden Avenue and said Lot 60 to the **POINT OF BEGINNING** and containing 0.046 of an acre (2,040 Sq. Ft.) of land, more or less.

1. The basis of bearing is the North American Datum 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone (4204).
2. All distances are in Surface.
3. A Survey Exhibit of the same date accompanies these metes and bounds.

 07/31/2024

DAVID VIEIRA
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FN24-0254



LOCATION MAP
NOT TO SCALE

PA-2024-11600060
Z-2024-10700193

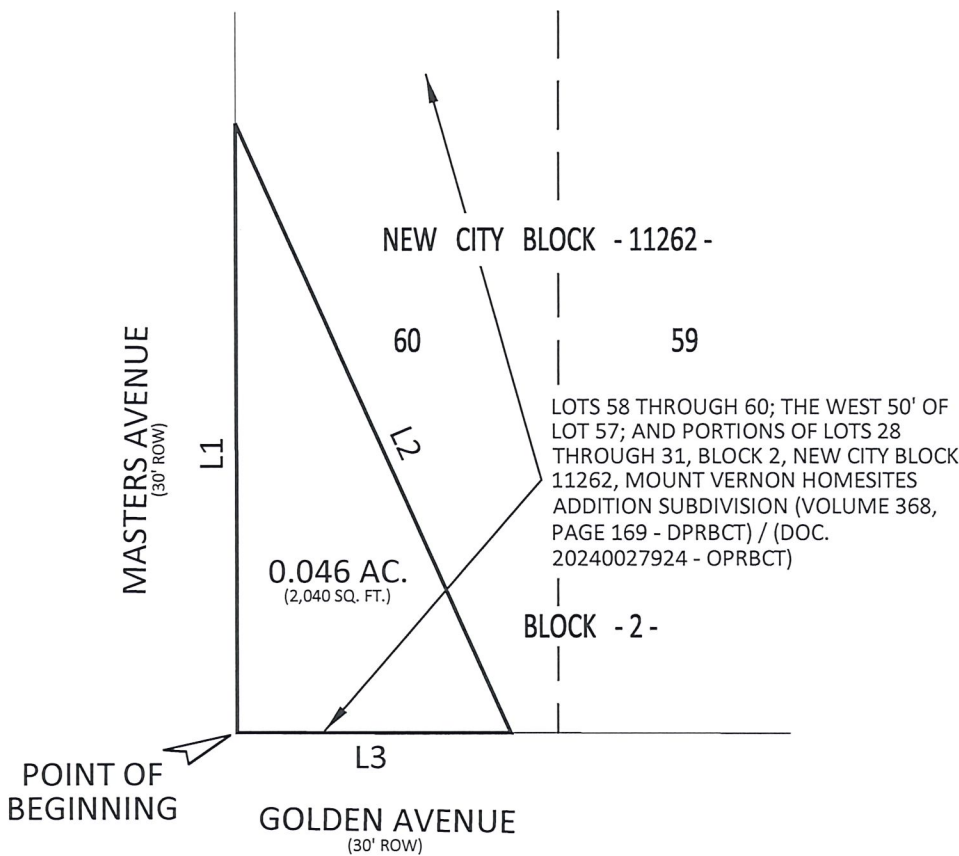
LEGEND

DPRBCT	—	DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS
OPRBCT	—	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ROW	—	RIGHT OF WAY
DOC.	—	DOCUMENT
AC.	—	ACRE
SQ. FT.	—	SQUARE FEET



SCALE : 1" = 30'

LINE TABLE	
LINE	BEARING/DISTANCE
L1	N05°57'07"E - 95.64'
L2	S18°03'19"E - 104.86'
L3	N83°50'34"W - 42.66'



SUBJECT LAND

THE SUBJECT LAND IS DESCRIBED AS BEING 0.046 OF AN ACRE OF LAND OUT OF A TRACT BEING DESCRIBED AS LOTS 58 THROUGH 60; THE WEST 50' OF LOT 57; AND PORTIONS OF LOTS 28 THROUGH 31, BLOCK 2, NEW CITY BLOCK 11262, SAN ANTONIO, BEXAR COUNTY, TEXAS; SAID LOTS WERE ORIGINALLY RECORDED IN THE YEAR 1916 IN VOLUME 368, PAGE 169, MOUNT VERNON HOMESITE ADDITION SUBDIVISION, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED SEPARATELY IN DOCUMENT 20240027924, OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS.

RE-ZONING EXHIBIT
NOT A BOUNDARY SURVEY

NOTES:

1. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE (4204).

SCALE: 1"=30'

DATE OF SURVEY: 07/29/24

DRAWN BY: VT

COMPUTED BY: VT

GOLDEN PARADISE MAOZ
SURVEY
CHECKED BY: DV

To: The Leinholder and/or Landowner and to ~
I, David Vieira, a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

Lot(s) REFERENCE PREAMBLE Block 2 N.C.B. 11262
Addition or Subdivision MOUNT VERNON HOMESITE ADDITION SUBDIVISION
Volume 368, Page 169 of the DEED & PLAT Records of BEXAR County, Texas.
Owner: FIREPLACE INVESTMENTS, LLC
Address: 3400 GOLDEN AVENUE GF No. ~



GE Reaves Engineering
SURVEY FIRM NO. 10133700
ENG. FIRM NO. 4861
5250 Callaghan Road Suite #100
San Antonio, Texas 78228
Ph: (210)490-4506 Fax: (210)490-4812



D. Vieira 07/31/2024
Registered Professional Land Surveyor
JOB NO. 24-0254