

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.419 OF ONE ACRE (18,263 SQUARE FEET) OF LAND IN THE CITY OF SAN ANTONIO, SAN ANTONIO TOWN TRACT, ABSTRACT NO. 20, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINDER OF LOT 1 AND THE WEST 36.8 FEET OF LOT 2, NEW CITY BLOCK (N.C.B.) 6805, OF THE MRS. B.T. HANKINS SUBDIVISION PLAT, RECORDED IN VOLUME 643, PAGE 353 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS CONVEYED UNTO ST. SOPHIA'S GREEK ORTHODOX CHURCH IN VOLUME 2111, PAGE 909 AND A PORTION OF LOTS 23 (NO RECORD INFORMATION FOUND- BEXAR COUNTY APPRAISAL DISTRICT PARCEL ID. 378548), AND LOT 24, N.C.B. 6518, OF THE H.C. THORMAN SUBDIVISION PLAT, RECORDED IN VOLUME 642, PAGE 47 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AS CONVEYED UNTO ST. SOPHIA'S GREEK ORTHODOX CHURCH IN IN VOLUME 2728, PAGE 689, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.419 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the north right-of-way line of Terry Court (R.O.W. ~ 50'), as shown in said Mrs. B.T. Hankins Subdivision, for the common corner of the east 2.5 feet of said Lot 2, and said west 36.8 feet of Lot 2, and southeast corner of the herein described tract;

THENCE, S 69° 54' 22" W, coincident with the common line of said right-of-way, and said Lot 2 and Lot 1, a distance of 68.69 feet to a calculated point for the southeast corner of a called 0.67 of one acre tract conveyed unto St. Sophia Greek Orthodox Church (No Record Information Found- Bexar County Appraisal District Parcel ID. 136362), for the southwest corner of the herein described tract;

THENCE, N 09° 57' 38" W departing said R.O.W., coincident with said Lot 1, and said 0.67 of one acre tract, a distance of 150.50 feet to a calculated point in the south line of said Lot 24, for a corner of the herein described tract;

THENCE, S 88° 31' 22" W, coincident with the common line of said Lot 24, and Lot 23, a distance of 39.60 feet to a calculated point for a corner of the herein described tract;

THENCE, N 01° 28' 38" W, over and across said Lot 23, a distance of 109.41 feet to a calculated point in the southeast R.O.W. line of North St. Mary's Street (R.O.W. ~ Varies) and the northwest line of said Lot 23, for the northwest corner of the herein described tract;

THENCE, N 38° 23' 54" E, coincident with the common line of said North St. Mary's R.O.W. and Lot 23, a distance of 14.97 feet to a calculated point in the southeast R.O.W. line of North St. Mary's Street (R.O.W. ~ Varies), and the south line of French Place (36' R.O.W.), for an angle point of the herein described tract;

THENCE, N 88° 31' 22" E, coincident with the common line of said French Place, and said Lot 23 and Lot 24, a distance of 54.00 feet to a calculated point for the common corner of Lot 25 of said H.C. Thorman Subdivision Plat, and said Lot 24, for the northeast corner the herein described tract;

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THENCE, S 01° 28' 38" E, coincident with the common line of said Lot 24 and Lot 25, a distance of 120.90 feet to a calculated point on the north line of said Lot 1, for the common corner of said Lot 24 and Lot 25, for a corner of the herein described tract;

THENCE, N 88° 31' 22" E, coincident with the common line of said Lot 25, and Lot 26 of said H.C. Thorman Subdivision, and said Lot 1, and said west 36.8 feet Lot 2, a distance of 63.30 feet to a calculated point for the northeast corner of the west 36.8 feet of said Lot 2, for a corner of the herein described tract;

THENCE, S 01° 28' 38" E, coincident with the east line of said West 36.8 feet of Lot 2, a distance of 126.92 feet to the **POINT OF BEGINNING** and containing 0.419 of one acre (18,263 square feet) of land more or less.

This document was prepared under 22 Texas administrative Code § 138.95 and reflects the results of limited on the ground survey work and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The Basis of Bearing recited herein is the Texas State Plane Coordinate System, South Central Zone, NAD 83. An exhibit plat accompanies this description.



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9/19/2023

Date

Client: Greg Asvestas
Date: September 19, 2023
Project Number: 12272-00

LEGAL DESCRIPTION

FIELD NOTES FOR A 0.341 OF ONE ACRE (14,869 SQUARE FEET) OF LAND IN THE CITY OF SAN ANTONIO, SAN ANTONIO TOWN TRACT, ABSTRACT NO. 20, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINING PORTION OF LOT 2, NEW CITY BLOCK (N.C.B.) 3053, OF THE SOUTH PORTION OF SCHUMANN SUBDIVISION PLAT NO. 3, RECORDED IN VOLUME 105, PAGE 82 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 24, OF THE B.T. HANKINS SUBDIVISION PLAT, RECORDED IN VOLUME 642, PAGE 353 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AS CONVEYED UNTO ST. SOPHIA'S GREEK ORTHODOX CHURCH IN IN VOLUME 2572, PAGE 570, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; SAID 0.341 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found on the north right-of-way line of E. Ashby Place (R.O.W. ~ 60'), as shown in said Mrs. B.T. Hankins Subdivision, for the common corner of the remaining portion of said Lot 2, and Lot 1 of said South Portion of Schumann Subdivision No. 3 plat, conveyed unto Wedge, LLC, recorded in Document Number 201000220834, of the Official Public Records of Bexar county, Texas, for the southwest corner of the herein described tract;

THENCE, N 24° 32' 50" E, departing said R.O.W., coincident with the common line of said remaining portion of Lot 2 and the remaining portion of said Lot 1, a distance of 138.64 feet to a calculated point on the south R.O.W. of Terry Court (R.O.W. ~ 50') for the common corner of said remaining portion of Lot 1, and the remaining portion of Lot 2, for the northwest corner of the herein described tract;

THENCE, coincident with the common line of said remaining portion of Lot 2, and said Terry Court R.O.W., the following two (2) courses;

1) N 69° 54' 22" E, a distance of 10.51 feet to a calculated point for an angle point of the herein described tract, and;

2) N 86° 56' 27" E, a distance of 92.97 feet to a calculated point for the common corner OF a called a 0.19 acre tract of land conveyed unto Deseay, LLC, recorded in Document number 20160243933, of the Official Public Records of Bexar County, Texas, and the northeast corner of said Lot 2 and the herein described tract;

THENCE, S 24° 32' 50" W, departing said R.O.W., coincident with the common line said Lot 2, and said 0.19 acre tract, and a tract of land called a portion of Lot 3 of said South Portion of Schumann Subdivision No. 3 plat, conveyed unto S&S Properties, LP, recorded in Document Number 201000097915, f the Official Public Records of Bexar County, Texas, a distance of 189.12 feet to a 1/2-inch iron rod found on the said north R.O.W. line of E. Ashby Place, for the southeast corner of said remining portion of Lot 2, and the herein described tract;

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THENCE, N 65° 26' 34" W, coincident with the common line of said Lot 2, and said E. Ashby Place R.O.W., a distance of 89.86 feet to the **POINT OF BEGINNING** and containing 0.341 of one acre (14,869 square feet) of land more or less.

This document was prepared under 22 Texas administrative Code § 138.95 and reflects the results of limited on the ground survey work and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. The Basis of Bearing recited herein is the Texas State Plane Coordinate System, South Central Zone, NAD 83. An exhibit plat accompanies this description.



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9/25/2023

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Client: Greg Asvestas
Date: September 25 2023
Project Number: 12272-00