



# Stephen G. Cook Engineering

## Registered Land Surveyors

### METES AND BOUNDS DESCRIPTION

August 11, 2024

BEING a 0.028-acre (1215.94 square feet) tract out of Lot 64, New City Block 13950 of the Aleman-Barrera Subdivision, recorded in Volume 20003, Page 665 of the Deed and Plat Records of Bexar County, Texas, said 0.028-acre tract being more particularly described as follows:

BEGINNING at a point inside said Lot 64 for the most northwesterly corner of the herein described tract, said point bearing South  $44^{\circ}45'30''$  East, 14.98 feet from a  $\frac{1}{2}$ " iron rod found for a northwesterly corner of said Lot 64 and the most southwesterly corner of Lot 60, New City Block 13950 of the J.M. Hernandez Subdivision, recorded in Volume 20001, Page 2538 of the Deed and Plat Records of Bexar County, Texas;

THENCE South  $89^{\circ}31'51''$  East, 39.99 feet across said Lot 64 to a point for the most northeasterly corner of the herein described tract;

THENCE South  $00^{\circ}49'31''$  West, 30.73 feet across said Lot 64 to a point for the most southeasterly corner of the herein described tract;

THENCE North  $88^{\circ}41'58''$  West, 39.91 feet across said Lot 64 to a point for the most southwesterly corner of the herein described tract;

THENCE North  $00^{\circ}40'26''$  East, 30.15 feet across said Lot 64 to the POINT OF BEGINNING.

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