



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

STATE OF TEXAS §  
COUNTY OF BEXAR §

**TRACT 2**

**A 1.411 ACRE TRACT OF LAND, BEING THE SOUTHWEST PORTION OF LOT A-13, BLOCK 4, NEW CITY BLOCK 3839, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED AS TRACT 2 IN A SPECIAL WARRANTY DEED TO GRANDFATHER'S FARM AND RANCH STORE, LLC, OF RECORD IN DOCUMENT NO. 20190050339, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, SAVE AND EXCEPT THAT 0.0031 ACRE TRACT TO THE CITY OF SAN ANTONIO OF RECORD IN VOLUME 4585, PAGE 758, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING:** at a disc monument found on the existing northwest right-of-way of Nogalitos Street, a 55.6-foot public right-of-way, on the southeast boundary of Lot A-13, at the southeast corner of a portion of Lot A-13 to San Antonio River Authority of record in Volume 4075, Page 307, Deed Records, Bexar County, Texas, having Texas State Plane coordinates of N-13,694,431.41 and E-2,124,650.58, South Central Zone 4204, Grid, at the east corner of that called Tract 3 to Grandfather's Farm and Ranch Store, LLC of record in Document No. 20190050339, Official Public Records, Bexar County, Texas, from which a 1/2 inch iron rod found with cap stamped "BROWN ENG" bears: South 75°33'07" East 5.54 feet;

**THENCE:** South 36°40'26" West 60.64 feet with the existing northwest right-of-way of Nogalitos Street and the southeast line of Lot A-13, to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the southeast corner of said Tract 3, for the east corner and **POINT OF BEGINNING** of this 1.411 acre tract;

**THENCE:** **South 36°40'26" West 204.08 feet** with the existing northwest right-of-way of Nogalitos Street and the southeast line of Lot A-13 to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the northeast corner of said 0.0031 acres, at the cutback from the existing northwest right-of-way of Nogalitos Street to the existing northeast right-of-way of Powell Street, a 60-foot public right-of-way, for the eastern south corner of this 1.411 acre tract;

**THENCE:** **South 86°20'00" West 19.93 feet** with said cutback and the north line of said 0.0031 acres to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the existing northeast right-of-way of Powell Street, at the northwest corner of said 0.0031 acre tract and said cutback;

**THENCE:** **North 35°02'51" West 298.89 feet** with the existing northeast right-of-way of Powell Street and the southwest line of said Lot A-13 to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the south corner of Lot 7, Block 1, New City Block 6244, Pershing Places, a subdivision of record in Volume 368, Page 286, Deed and Plat Records, Bexar County, Texas, for the west corner of Lot A-13 and this 1.411 acre tract;

**THENCE:** **North 36°55'59" East** with the southeast line of said Lot 7, the northwest line of Lot A-13 and this 1.411 acre tract, at a distance of 119.79 feet pass a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the east corner of Lot 7, at the south corner of Lot 3, Block 1, New City Block 6244, Pershing Place, and continuing for a total distance of **182.00 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the east corner of that southwest irregular portion of Lot 8, Block 1, New City Block 6244 to John McRae and Cynthia McRae of record in Document No. 20200248955, Official Public Records, Bexar County, Texas, at the west corner of that irregular portion of Lot A-13 to

the San Antonio River Authority of record in Volume 4101, Page 224, Deed Records, Bexar County, Texas, for the north corner of this 1.411 acre tract;

**THENCE:** **185.06 feet** through Lot A-13, along a curve to the left, with the southwest boundary of said irregular portion of Lot A-13 and the northeast boundary of this 1.411 acre tract, having a radius of **498.22 feet**, a delta angle of **21°16'56"** and a chord that bears: **South 46°55'01" East 184.00 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the southeast corner of said irregular portion of Lot A-13, at an angle point on the southwest boundary of said Portion of Lot A-13, at the northwest corner of said Tract 3, for angle of this 1.411 acre tract;

**THENCE:** **South 34°59'25" East 121.49 feet** with the southwest line of said Tract 3 and the northeast boundary of this 1.411 acre tract to the **POINT OF BEGINNING** of this 1.411 acre (61,467 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  
February 7, 2025  
Job No. 250218724 – T2

