



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 2.411 ACRE TRACT OF LAND COMPRISED OF LOTS 3, 4, 5, 6, 7, AND THE WEST 110-FEET OF LOTS 13 AND 14, BLOCK 2, NEW CITY BLOCK 1755, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, LOT D BLOCK C-2, NEW CITY BLOCK 1755, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 642, PAGE 97, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, LOT 15, BLOCK 2, NEW CITY BLOCK 1755, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND LOT 22, BLOCK 2, NEW CITY BLOCK 1755, INDUSTRIAL COMMUNICATIONS SUBDIVISION, UNIT 1, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9523, PAGE 19, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2 inch iron rod found on the existing north right-of-way of E. Euclid Avenue, a 55.6-57.8-foot variable public right-of-way, at the southeast corner of Lot B, Block C-2, New City Block 1755, at the southwest corner of Lot D, Block C-2, New City Block 1755, having Texas State Plane coordinates of N-13,708,741.56 and E-2,132,213.49, South Central Zone 4204, Grid, for the southern-most southwest corner of this 2.411 acre tract, from which a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the southwest corner of New City Block 1755 bears: South 56°01'41" West 114.55 feet;

THENCE: **North 04°46'56" West 94.64 feet** with the east line of Lots B and A, Block C-2, New City Block 1755, to a 1/2 inch iron rod found on the south line of Lot 3, Block 2, New City Block 1755, at the northwest corner of said Lot D, Block C-2, New City Block 1755 and at the northeast corner of Lot A, Block C-2, New City Block 1755, for an interior corner of this 2.411 acre tract;

THENCE: **South 85°28'04" West 100.00 feet** with the south line of said Lot 3, Block 2, New City Block 1755, and the north line of said Lot A, Block C-2, New City Block 1755, to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the existing east right-of-way of North Saint Mary's Street, a 55.6-foot public right-of-way, at the northwest corner of said Lot A, Block C-2, New City Block 1755, and the southwest corner of said Lot 3, Block 2, New City Block 1755, for the western-most southwest corner of this 2.411 acre tract;

THENCE: **North 04°46'56" West** with the existing east right-of-way of N. St. Mary's Street, at a distance of 50.00 feet pass a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the common west corner of Lots 3 and 4, Block 2, New City Block 1755, at a distance of 100.00 feet pass a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the common west corner of said Lots 4 and 5, Block 2, New City Block 1755, at a distance of 150.00 feet pass a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the common west corner of said Lots 5 and 6, Block 2, New City Block 1755, at a distance of 200.00 feet pass a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the common west corner of said Lots 6 and 7, Block 2, New City Block 1755, and continuing for a total distance of **250.00 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the northwest corner of said Lot 7, Block 2, New City Block 1755, and the southwest corner of Lot 8, Block 2, New City Block 1755, for the northwest corner of this 2.411 acre tract;

THENCE: **North 85°34'25" East 151.05 feet** with the south line of said Lot 8, Block 2, and the north line of said Lot 7, Block 2, New City Block 1755, to a 1/2 inch iron rod found on the southwest boundary of Lot 21, Block 2, New City Block 1755, Snow White Subdivision, of record in Volume 4700, Page 248, Deed and Plat Records, Bexar County, Texas, at the southeast corner of said

Lot 8, Block 2, New City Block 1755, at the northeast corner of said Lot 7, Block 2, New City Block 1755, for angle of this 2.411 acre tract;

THENCE: **South 04°11'26" East 0.63 feet** with the east line of said Lot 7, Block 2, New City Block 1755, and the southwest boundary of said Lot 21, Block 2, New City Block 1755, to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the northwest corner of said Lot 13, Block 2, New City Block 1755, and at the south corner of said Lot 21, Block 2, New City Block 1755, for an interior corner of this 2.411 acre tract;

THENCE: **North 56°01'41" East 154.77 feet** with the southeast line of said Lot 21, Block 2, the northwest lines of said Lots 13, 14 and 22, Block 2, New City Block 1755, to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the existing southwest right-of-way of E. Park Avenue, a 57.8-foot public right-of-way, at the north corner of said Lot 21, Block 2, New City Block 1755, for the north corner of this 2.411 acre tract;

THENCE: **South 33°58'19" East 262.80 feet** with the existing southwest right-of-way of said E. Park Avenue and the northeast line of said Lot 21, Block 2, New City Block 1755, to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the cutback from the existing southwest right-of-way of E. Park Avenue to the existing northwest right-of-way of said E. Euclid Avenue, for a southeast corner of this 2.411 acre tract;

THENCE: **15.71 feet** along a curve to the right, having a radius of **10.00 feet**, a delta angle of **90°00'00"** and a chord that bears: **South 11°01'41" West 14.14 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the existing northwest right-of-way of E. Euclid Avenue, at the cutback for E. Park Avenue, for a southeast corner of this 2.411 acre tract;

THENCE: **South 56°01'41" West 209.14 feet** with the existing northwest right-of-way of E. Euclid Avenue and the southeast line of said Lot 21, Block 2, New City Block 1755, to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the northeast line of said Lot 15, Block 2, for angle of this 2.411 acre tract;

THENCE: **South 33°07'09" East 2.20 feet** with the northeast line of said Lot 15, Block 2, New City Block 1755, and the existing northwest right-of-way of E. Euclid Avenue, to a 1/2 inch iron rod found for angle;

THENCE: **South 56°01'41" West** continuing with the northwest right-of-way of E. Euclid Avenue, with the southeast line of Lot 15, Block 2, New City Block 1755, at a distance of 90.42 feet pass a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the common south corner of Lot 15, Block 2, New City Block 1755 and Lot D, Block C-2, New City Block 1755, and continuing for a total distance of **147.69 feet** to the **POINT OF BEGINNING** of this 2.411 acre (105,018 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

January 2, 2025

Job No. 241218458-4

Amended 02/26/2025





TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
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STATE OF TEXAS §
COUNTY OF BEXAR §

0.690 ACRES OF LAND BEING LOT 21, BLOCK 2, NEW CITY BLOCK 1755, SNOW WHITE SUBDIVISION, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4700, PAGE 246, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS:

BEGINNING: at a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the existing east right-of-way of N. St. Mary's Street, a 55.6-foot wide right-of-way, at the northwest corner of Lot 8, Block 2, New City Block 1755, at the southwest corner of said Lot 21, Block 2, New City Block 1755, having Texas State Plane coordinates of N-13,709,126.93 and E-2,132,080.90, South Central Zone 4204, Grid, for the southwest corner of this 0.690 acre tract, from which a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the southwest corner of said New City Block 1755, at the intersection of the existing northwest right-of-way of E. Euclid Avenue and the existing east right-of-way of said N. St. Mary's Street bears: South 04°46'56" East 450.95 feet;

THENCE: **North 04°46'56" West 124.55 feet** with the existing east right-of-way of N. St. Mary's Street and the west line of said Lot 21, Block 2, New City Block 1755, to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for a point of curvature of a curve to the right, at the cutback for E. Park Avenue from N. St. Mary's Street, for the lower northwest corner of this 0.690 acre tract;

THENCE: **24.91 feet** along said curve to the right, having a radius of **15.00 feet**, a delta angle of **95°08'37"**, and a chord that bears: **North 42°47'22" East 22.14 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the existing south right-of-way of E. Park Avenue, at the cutback for N. St. Mary's Street, for the upper northeast corner of this 0.690 acre tract;

THENCE: with the existing south right-of-way of E. Park Avenue and the northeast boundary of said Lot 21, Block 2, New City Block 1755, the following two (2) calls:

- 1) **South 89°38'19" East 79.43 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for angle;
- 2) **South 65°46'40" East 220.85 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" for the east corner of said Lot 21, Block 2, New City Block 1755 and this 0.690 acre tract;

THENCE: **South 56°01'41" West** at a distance of 2.81 feet pass a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the north corner of Lot 22, Block 2, New City Block 1755, Industrial Communications Subd., Unit 1, a subdivision of record in Volume 9523, Page 19, Deed and Plat Records, Bexar County, Texas, at a distance of 111.87 feet pass a 1-inch pipe found at the northwest corner of said Lot 22, Block 2, New City Block 1755, and the north corner of the remainder of Lot 13, Block 2, New City Block 1755, and continuing for a total distance of **157.58 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" on the east line of Lot 7, Block 2, New City Block 1755, at the northwest corner of said Lot 13, Block 2, New City Block 1755, for the south corner of said Lot 21, Block 2, New City Block 1755, and this 0.690 acre tract;

THENCE: **North 04°11'26" West** with the east line of said Lot 7 and the southwest boundary of this 0.690 acre tract, at a distance of 0.63 feet pass a 1-inch pipe found at the northeast corner of said Lot 7, Block 2, New City Block 1755, and the southeast corner of said Lot 8, Block 2, New City Block 1755, and continuing for a total distance of **50.91 feet** to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 4716" at the northeast corner of said Lot 8, Block 2, New City Block 1755, for an interior corner of said Lot 21, Block 2, New City Block 1755, and this 0.690 acre tract;

THENCE: **South 85°28'04" West 151.57 feet** with the north line of said Lot 8, Block 2, New City Block 1755 and the southwest boundary of said Lot 21, Block 2, New City Block 1755, and this 0.690 acre tract to the **POINT OF BEGINNING** of this 0.690 acre (30,056 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

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RPLS No. 4716

January 2, 2025

Job No. 241218458-5

Amended 03/06/2025

