

METES AND BOUNDS DESCRIPTION OF UNIT 1

A 0.12 OF AN ACRE (5,198 SQUARE FEET) TRACT OF LAND OUT OF LOT 8 AND THE WEST 7 FEET OF LOT 9, BLOCK 3, NEW CITY BLOCK 863, SARAH F. OSTROM'S ADDITION TO CITY OF SAN ANTONIO, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 368, PAGE 61, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND BEING OUT OF THE PROPERTY DESCRIBED IN A TRUSTEE'S DEED, RECORDED IN DOCUMENT NUMBER 20230146180, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-Inch Iron Rod Found marking the intersection of the Northerly right of way line of E. Mistletoe Ave., a 70 foot public right of way, and the Easterly right of way line of Carleton Ct., a 50 foot public right of way, and being the Southwesterly corner of said Lot 8;

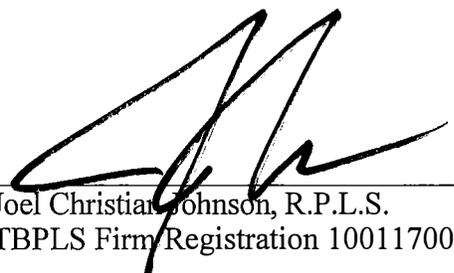
THENCE N 00° 35' 43" W a distance of 90.13 feet, along the Easterly right of way line of said Carleton Ct., to a Point, bearing S 00° 35' 43" E a distance of 69.01 feet from a 1/2-Inch Iron Rod Found marking the Northwesterly corner of said Lot 8;

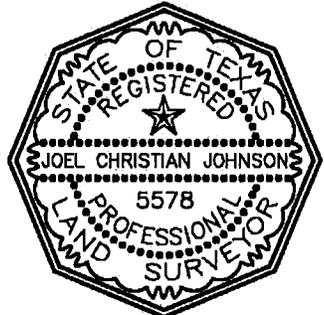
THENCE N 89° 24' 17" E a distance of 57.53 feet, across said Lot 8 and said West 7 Feet of Lot 9, to a Point on the Easterly boundary line of the said West 7 feet of Lot 9, bearing S 00° 23' 33" E a distance of 68.73 feet from a 1/2-Inch Iron Rod marking the Northeasterly corner of said West 7 feet of Lot 9;

THENCE S 00° 23' 33" E a distance of 91.10 feet, along the Easterly boundary line of the Westerly 7 feet of Lot 9, to a 1/2-Inch Iron Rod Found on the Northerly right of way line of said E. Mistletoe Ave. and marking the Southeasterly corner of the said West 7 feet of Lot 9;

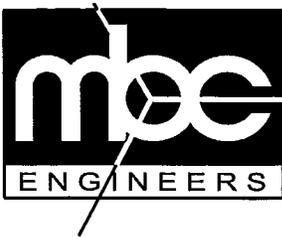
THENCE N 89° 37' 36" W a distance of 57.21 feet, along the Northerly right of way line of said E. Mistletoe Ave. to the **POINT OF BEGINNING** and containing 0.12 of an Acre more or less, as surveyed by Macina, Bose, Copeland and Associates.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
TBPLS Firm Registration 10011700



Date: August 9, 2024
Job No: 33670-1371



METES AND BOUNDS DESCRIPTION OF UNIT 2

A 0.09 OF AN ACRE (3,970 SQUARE FEET) TRACT OF LAND OUT OF LOT 8 AND THE WEST 7 FEET OF LOT 9, BLOCK 3, NEW CITY BLOCK 863, SARAH F. OSTROM'S ADDITION TO CITY OF SAN ANTONIO, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 368, PAGE 61, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS; AND BEING OUT OF THE PROPERTY DESCRIBED IN A TRUSTEE'S DEED, RECORDED IN DOCUMENT NUMBER 20230146180, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-Inch Iron Rod Found marking the intersection of the Northerly right of way line of E. Mistletoe Ave., a 70 foot public right of way, and the Easterly right of way line of Carleton Ct., a 50 foot public right of way, and being the Southwesterly corner of said Lot 8;

THENCE N 00° 35' 43" W a distance of 90.13 feet, along the Easterly right of way line of said Carleton Ct., to the **POINT OF BEGINNING**;

THENCE N 00° 35' 43" W a distance of 69.01 feet, continuing along the Easterly right of way line of said Carleton Ct., to a 1/2-Inch Iron Rod Found marking the Northwesterly corner of said Lot 8;

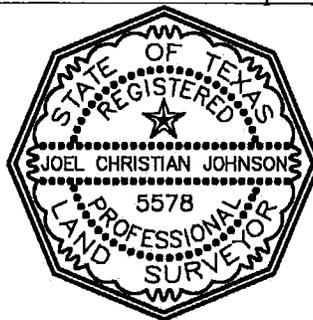
THENCE N 89° 41' 01" E a distance of 57.77 feet, along the Northerly boundary line of said Lot 8 and said West 7 Feet of Lot 9, to a 1/2-Inch Iron Rod Found marking the Northeasterly corner of the said West 7 feet of Lot 9, bearing N 00° 23' 33" W a distance of 91.10 feet from a 1/2-Inch Iron Rod Found on the Northerly right of way line of said E. Mistletoe Ave., and marking the Southwesterly corner of said West 7 feet of Lot 7;

THENCE S 00° 23' 33" E a distance of 68.73 feet, along the Easterly boundary line of the said West 7 Feet of Lot 9, to a Point, bearing N 00° 23' 33" W a distance of 91.60 feet, from a 1/2-Inch Iron Rod Found on the Northerly right of way line of said E. Mistletoe Ave., and marking the Southeasterly corner of the said West 7 feet of Lot 9;

THENCE S 89° 24' 17" W a distance of 57.53 feet, across said West 7 feet of Lot 9 and said Lot 8, to the **POINT OF BEGINNING** and containing 0.09 of an Acre more or less as surveyed by Macina, Bose, Copeland and Associates.

Note: A Survey Sketch that is made a part hereof and shall accompany this instrument.


Joel Christian Johnson, R.P.L.S.
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