

COUNTY OF BEXAR
STATE OF TEXAS

2,922 SQ. FT. TRACT
18206 Blanco Rd, Suite 104

PROJ. 0053169.00
4/26/2024

A 2,922 square foot tract situated in the Rudolph Froebel Survey No. 382, Abstract No. 926, and being the portion addressed as 18206 Blanco Road, Suite 104 of Lot 6, Block 1, New City Block 16331, Luby's - Northpoint, recorded in Volume 9533, Page 109 Deed and Plat Records, Bexar County, Texas, also being out of a called 2.191 acre tract conveyed unto Blanco 1604, LLC, recorded in Document No. 20200192738, Bexar County Official Public Records; in all, said 2,922 square foot tract being described more particularly as follows:

COMMENCING at a 1/2" iron rod found on the east line of Blanco Road for the northwest corner of said Lot 6 and said 2.191 acre tract;

THENCE, crossing said Lot 6 and said 2.191 acre tract, South 83°07'19" East, 136.80 feet to the northeast corner of Suite 101, 18206 Blanco Road, coincident with the northwest corner and **POINT OF BEGINNING** of the herein described tract of land;

THENCE, along the north wall of the herein described Suite 104, the following five (5) courses:

- (1) South 88°51'01" East, 17.39 feet,
- (2) North 01°08'59" East, 0.83 feet,
- (3) South 88°51'01" East, 2.66 feet,
- (4) South 01°08'59" West, 1.57 feet, and
- (5) South 88°51'01" East, 13.13 feet to the most northerly northeast corner of the herein described Suite 104;

THENCE, along the east wall of the herein described Suite 104, the following three (3) courses:

- (1) South 01°08'59" West, 6.50 feet,
- (2) South 88°51'01" East, 3.49 feet, and
- (3) South 01°08'59" West, 73.28 feet to a point for the southeast corner of the herein described Suite 104;

THENCE, along the south wall of the herein described Suite 104, North 88°51'01" West, 36.67 feet to the southwest corner of the herein described Suite 104 and the southeast corner of said Suite 101;

THENCE, along the common line of the herein described Suite 104 and said Suite 101, North 01°08'59" East, 80.52 feet to the **POINT OF BEGINNING**.

Containing in all, 2,922 square feet, more or less. Bearings based on Texas State Plane Coordinate System for the South Central Zone, 4204 (NAD83, 2011 Adjustment).

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, 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.



Ethan Oelke