



Open Range Field Services, LLC

P. O. Box 2372, Pampa, TX 79066-2372
39350 IH-10 West, Ste. 1, Boerne, TX 78006

Z-2023-10700292

**LEGAL DESCRIPTION FOR
0.034 ACRE (1,500 SQ.FT.)
TENANTS LEASED PREMISES 'A'**

BEING 0.034 ACRES (1,500 SQ.FT.) OF LAND OUT OF THE PORTION OWNED BY TRINITY LUTHERAN CHURCH OF LOT 88, BLOCK 2, NEW CITY BLOCK 7725 HARLANDALE ADDITION RECORDED IN VOLUME 105, PAGE 230 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS (DPRBCT), SAID TRINITY LUTHERAN CHURCH BEING RECORDED IN VOLUME 4223, PAGE 399 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS (DRBCT), SAVE AND EXCEPT THAT PORTION OF LAND OWNED BY LOUIS J. JOHNSON, BEING THE EAST 60' OF SAID LOT 88 AND RECORDED IN VOLUME 2251, PAGE 47, DPRBCT, AND SAVE AND EXCEPT BRISTOL AVENUE (40' Public R.O.W.) ; SAID 0.034 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a found 1/2" rebar with no identification for a point in the southern right of way line of Bristol Avenue (40' Wide Public R.O.W.), being the northeast corner of the Trinity Lutheran Church portion of LOT 88 and the northwest corner of said east 60' of said LOT 88, from which a 1/2" rebar with yellow cap stamped "Alliance Land Surveyors" found for the northeast corner of said LOT 88 bears South 89°46'49" East, a distance of 59.95 feet;

THENCE, South 70°08'39" West, through the interior of said LOT 88, a distance of 129.27 feet to the northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE, continuing through the interior of said LOT 88, along boundaries of this tract the following courses:

1. South 03°02'34" East, a distance of 30.00 feet to the northeast corner of the Ingress/Egress & Utility Easement 'C' surveyed this same day and the southeast corner of the herein described tract;
2. South 86°57'26" West, a distance of 50.00 feet to the northwest corner of said Easement 'C', the southeast corner of the Ingress/Egress & Utility Easement 'B' surveyed this same day, and the southwest corner of the herein described tract;
3. North 03°02'34" West, a distance of 30.00 feet to the northeast corner of said Easement 'B' and the northwest corner of the herein described tract;
4. North 86°57'26" East, a distance of 50.00 feet to the POINT OF BEGINNING.

CONTAINING: 0.034 acres (1,500 sq.ft.) of land.



The Basis of Bearings is Texas State Plane Coordinate System, South Central Zone, NAD 1983. Distances and acreages are reported in State Plane Grid. This description was based on a survey made on the ground under my supervision completed on July 22, 2023 from which a map of survey was prepared and made a part hereof.

W. Andrew McLaughlin, RPLS #6473
Job No. ORFSB-1000-621 (JDB/WAM) | October 26, 2023
39350 IH-10 West, Suite 1
Boerne, TX 78006
830.428.0290 | BTX@openrangefs.com