



ALAMO SURVEYORS, LLC

**FIELD NOTES FOR A  
(0.385 ACRE – 16788.89 SQ. FT.)**

0.385 ACRE (16,788.89 SQUARE FEET) BEING THE REMAINING PORTION OF LOT 7, BLOCK 1, NEW CITY BLOCK 12184, SHEARER-THORMAN SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3535, PAGE 93 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING:** At the intersection of the west right of way line of San Pedro Avenue having Texas State Plane grid coordinates of N=13,734,572.53 and E=2,127,698.98, South Central Zone, a corner hereof;
- THENCE:** Along the west right of way line of San Pedro Avenue, South 00°09'03" East (bearings are based on GPS observations, datum is NAD '83) a distance of 104.97' to a point, the southeast corner of Lot 7, the northeast corner of Lot 8, Block 1, the southeast corner hereof;
- THENCE:** Leaving said right of way line of San Pedro Avenue South 89°45'57" West, along the common boundary line of Lot 7 and Lot 8, Block 1, a distance of 135.00 feet to a point, the southwest corner of the remaining portion of Lot 7, the southeast corner of Lot 15, Block 1, New City Block 12184, Shearer & Thorman Subdivision recorded in Volume 6100, Page 88, Deed and Plat Records of Bexar County, Texas, the southwest corner hereof;
- THENCE:** North 00°09'03" East along the common boundary line of the remaining portion of Lot 7 and Lot 15, 125.00' to a found ½" iron rod on the south right of way line of Langton Drive (Public right of way varies) the northwest corner hereof;
- THENCE:** North 89°45'57" East along the south right of way line of Langton Drive 114.97' to a found ½" iron rod for the point of curvature of a curve to the right;
- THENCE:** along the arc of said curve to the right whose radius is 20 feet, central angle is 89°55'00", chord bearing and distance is North 44°48'27" East 28.30', a distance of 31.45 feet to the POINT OF BEGINNING of this 0.385 Acre – 12, 788 Sq. Ft. of land.

THESE FIELD NOTES TOGETHER WITH A SURVEY MAP WERE PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF ALAMO SURVEYORS, LLC WHO WERE WORKING UNDER MY SUPERVISION AND DIRECTION.

*Gary A. Gibbons*

Gary A. Gibbons, R.P.L.S. #4716  
Date: January 28, 2022  
Doc I.D.: No. 22-0009  
7159 San Pedro  
GAG/fgc



**ALAMO SURVEYORS, LLC**

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