

**CROSS BRANCH
SURVEYING**

10615 PERRIN BEITEL, STE. 703
SAN ANTONIO, TEXAS 78217
(210) 828-1102

STATE OF TEXAS
COUNTY OF BEXAR

0.095 ACRE
2800 NE LOOP 410, NOS. 307 & 309

A 0.095 ACRE (4137 SQUARE FEET) OUT OF LOT 4, NEW CITY BLOCK 12168, N.E. LOOP 410 SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7800, PAGE 60 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING from a chiseled 'x' found in the south right-of-way line of N.E. Loop 410 (490-foot minimum right-of-way) for the northwest corner of Lot 6, N.E. Loop 410 Subdivision, Unit 2, according to the map or plat thereof recorded in Volume 7900, Page 124 of the Deed and Plat Records of Bexar County, Texas;

THENCE, S 00°07'13" E, leaving the south right-of-way line of N.E. Loop 410, with the west line of said Lot 6, a distance of **164.16 feet** to a ½" iron rod found for the southwest corner of said Lot 6;

THENCE, N 89°52'47" E, with the south line of said Lot 6, a distance of **79.37 feet** to a point in said south line;

THENCE, S 00°01'22" E, leaving the south line of said Lot 6, over and across said Lot 4, a distance of **15.34 feet** to the northeast building corner of "Building 3" for the northeast corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, S 00°01'22" E, with the eastern exterior wall of building 3, a distance of **57.56 feet** to the southeast corner of this herein described tract;

THENCE, into and across said "Building 3" with the south line of this herein described tract, the following five (5) courses and distances:

1. **S 89°58'38" W**, a distance of **25.42 feet** to an angle point;
2. **N 00°01'22" W**, a distance of **0.70 feet** to an angle point;
3. **S 89°58'38" W**, a distance of **38.30 feet** to an angle point;
4. **N 00°01'22" W**, a distance of **2.10 feet** to an angle point;

5. **S 89°58'38" W**, a distance of **6.35 feet** to the southwest corner of this herein described tract lying in the western exterior wall of said "Building 3";

THENCE, with the western exterior of "Building 3", the following five (5) courses and distances:

1. **N 00°01'22" W**, a distance of **18.66 feet** to an angle point;
2. **S 89°58'38" W**, a distance of **6.00 feet** to an angle point;
3. **N 00°01'22" W**, a distance of **24.60 feet** to an angle point;
4. **N 89°58'38" E**, a distance of **6.00 feet** to an angle point;
5. **N 00°01'22" W**, a distance of **11.50 feet** to the northwest corner of said "Building 3" and the northwest corner of this herein described tract;

THENCE, N 89°58'38" E, with the north exterior wall of "Building 3", a distance of **70.08 feet** to the **POINT OF BEGINNING**, containing 0.095 of one acre (4137 square feet) of land, more or less, within these metes and bounds;

All bearings are referenced to the North American Datum of 1983 (NAD83) Horizontal Datum, Texas State Plane Coordinate System, South Central Zone.

I hereby certify that this survey was performed upon the ground February 17, 2022, under my direct supervision and is true and correct to the best of my knowledge.



Caesar A, Garcia
Registered Professional Land Surveyor No. 5904
WO #22-1-2A

