

SouthCentral Surveyors of Texas

1514 S. Presa, San Antonio, Texas, 78210
PH: 210.534.6700 Fax: 210.534.9673

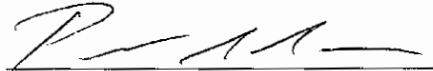
**METES AND BOUNDS DESCRIPTION
FOR
TRACT I 0.061 ACRES**

August 30, 2011

Being a 0.061 acre tract of land also known as Tract I, block 21, N.C.B. 978 being recorded in Volume 13239, Page 984 of the Real Property Records of Bexar County, Texas, said 0.061 acre tract being more particularly described by metes and bounds as follows:

- BEGINNING:** at a set $\frac{1}{2}$ " iron rod on the north right-of-way line of E. Grayson, being northwesterly a distance of 90.50 feet from a found $\frac{1}{2}$ " iron rod on the north R.O.W. line of E. Grayson, on the southern most corner of lot 9, block 21, N.C.B. 978, recorded in vol 642, pg 182, Deed and Plat Records, Bexar County, Texas, and being the southeast corner and **POINT OF BEGINNING** of the herein described tract;
- THENCE:** North 77° 23' 09" West, along the north line of said E. Grayson, a distance of 47.10 feet to a fence corner on the north line of E. Grayson for the southeast corner of the remaining portion of lots 1 & 2, recorded in vol 14551, pg 215, Real Property Records, Bexar County, Texas also being the southwest corner of this tract;
- THENCE:** North 06° 31' 08" East, along the west line of this tract, a distance of 91.50 feet to a fence corner on the south line of a tract deeded to Elisceo E. & Yolanda Salazar, Bexar County Appraisal District ID 110870 for the northwest corner of this tract;
- THENCE:** South 74° 40' 27" East, a distance of 11.50 feet to a fence corner on the southeast corner of a tract deeded to Elisceo E. & Yolanda Salazar, according to Bexar County Appraisal District ID 110871 for the northeast corner of this tract;
- THENCE:** South 14° 00' 20" East, along and with the east line of this tract, 101.16 feet to the **POINT OF BEGINNING** and containing 0.061 acres of land, more or less, according to a survey made on the ground.

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Peter A. Aguirre, R.P.L.S.
Registration No. 5464
Job # 11-5173-005

A drawing of even job number and date was also prepared.



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METES AND BOUNDS DESCRIPTION FOR TRACT II 0.181 ACRES

August 30, 2011

Being a 0.181 acre tract of land also known as lot 10 and hereon described as Tract II, block 21, N.C.B. 978 being recorded in Volume 642, Page 182 of the Real Property Records of Bexar County, Texas, said 0.181 acre tract being more particularly described by metes and bounds as follows:

BEGINNING: at a found $\frac{1}{2}$ " iron rod on the north right-of-way line of E. Grayson, being northwesterly a distance of 51.00 feet from a found $\frac{1}{2}$ " iron rod on the north R.O.W. line of E. Grayson, on the southern most corner of lot 9, block 21, N.C.B. 978, recorded in vol 642, pg 182, Deed and Plat Records, Bexar County, Texas, and being the southeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE: North 77° 23' 09" West, along the north line of said E. Grayson, a distance of **39.50 feet** to a set $\frac{1}{2}$ " iron rod on the north line of E. Grayson for the southeast corner of 0.061 acre tract deeded to May Line E. Hogan recorded in vol 13239, pg 984, Real Property Records, Bexar County, Texas also being the southwest corner of this tract;

THENCE: North 14° 00' 20" West, along the west line of this tract, a distance of **101.16 feet** to a fence corner on the southeast corner of a tract deeded to Elisceo E. & Yolanda Salazar, Bexar County Appraisal District ID 110870 for a corner of this tract;

THENCE: North 05° 36' 44" East, along the west line of this tract, a distance of **49.91 feet** to a fence corner on the east line of a tract deeded to Elisceo E. & Yolanda Salazar, according to Bexar County Appraisal District ID 110871 for the northwest corner of this tract;

THENCE: South 82° 20' 05" East, along and with north line of this tract, **58.23 feet** to a fence corner on the south line of a tract belonging to Ronald R. Deroo, recorded in vol 14209, pg 1210, Real Property Records, Bexar County, Texas, for the northeast corner of this tract;

THENCE: South 00° 09' 53" East, along the east line of this tract, a distance of **148.68 feet** to the **POINT OF BEGINNING** and containing **0.181 acres** of land, more or less, according to a survey made on the ground.

SouthCentral Surveyors of Texas



Peter A. Aguirre, R.P.L.S.
Registration No. 5464
Job # 11-5173-004

A drawing of even job number and date was also prepared.



EXHIBIT "B" TO GENERAL WARRANTY DEED

PERMITTED EXCEPTIONS

None

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20120032615 Fees: \$36.00
02/23/2012 11:23AM # Pages 6
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

FEB 23 2012



Gerard Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS