

**METES AND BOUNDS**

Being 3.728 acres of land, more or less, known as the South irregular part of Lot 300, Block 30, New City Block 11129, Harlandale Acres No. 8, in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in and being that same property conveyed in a General Warranty Deed recorded in Volume 18113, Page 317 and described in a Warranty Deed with Vendor's Lien recorded in Volume 17501, Page 622, Official Public Records, Bexar County, Texas, said 3.728 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for the southeast corner of this 3.728 acres, same being the southeast corner of said Lot 300 and the southwest corner of Lot A, Harlandale Acres No. 8 (Volume 3025, Page 346), same also being on the North Right-of-Way line of W. Buchanan Boulevard and the **POINT OF BEGINNING**;

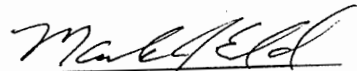
**THENCE** along the North Right-of-Way line of said W. Buchanan Boulevard, South 89 degrees 44 minutes 44 seconds West (called West), a distance of 306.52 feet (called 306.2 feet) to a point for the southwest corner of this 3.728 acres, same being the southwest corner of said Lot 300 and the southeast corner of Lot 301, same also being the southeast corner of the Hector Gonzales tract (Volume 13274, Page 1337);

**THENCE** along the line common to this 3.728 acres and said Gonzales tract, North 00 degrees 09 minutes 08 seconds West (called North), at a distance of 5.81 feet pass a 1/2 inch iron rod found 0.60 feet to the right, at a distance of 209.27 feet pass a 1/2 inch iron rod on line found for the northeast corner of said Gonzales tract, same being the southeast corner of Lot 323 of the Epi Gonzales Subdivision (Volume 9575, Page 16), and continuing for a total distance of 529.72 feet to a point for the northwest corner of this 3.728 acres, same being on the East line of the Francisco Hernandez Castillo, et al tract (Volume 18080, Page 653) and the southwest corner of the Shirley C. Smith tract (conveyed in Volume 11294, Page 64 and described in Volume 5949, Page 1984);

**THENCE** along the lines common to this 3.728 acres and said Smith tract, North 89 degrees 39 minutes 59 seconds East (called East), at a distance of 172.35 feet pass a 1/2 inch iron rod found on line for the southeast corner of said Smith tract, same being the southwest corner of the Juana Leticia Mendez tract (Volume 12906, Page 708), and continuing for a total distance of 306.34 feet (called 306.02 feet) to a 1/2 inch iron rod found for the northeast corner of this 3.728 acres, same being on the East line of said Lot 300 and on the West line of Lot 318, Harlandale Acres No. 8 (Volume 2222, Page 47);

**THENCE** along the East line of this 3.728 acres, South 00 degrees 10 minutes 19 seconds East (called South), at a distance of 389.93 feet pass a 1/2 inch iron rod found 0.14 feet to the left for the southwest corner of Lot 298, same being the northwest corner of said Lot A, and continuing for a total distance of 530.14 feet (called 528.82 feet) to the **POINT OF BEGINNING**, and containing 3.728 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.



Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
November 16, 2017

