



TRACT 1:

Being 0.187 acres of land, more or less, out of Lot 3, Block 7, New City Block (N.C.B.) 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said 0.187 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the South corner of this 0.187 acres, same being the South corner of said Lot 3 and the West corner of the 401 San Pedro, LLC 0.378 acres (Volume 17927, Page 1729), same also being on the northeast Right-of-Way line of Jackson St., and the POINT OF BEGINNING; THENCE along the northeast Right-of-Way line of said Jackson St., North 33 degrees 58 minutes 17 seconds West, a distance of 56.41 feet (called 56.34 feet) to a point for the West corner of this 0.187 acres, same being the West corner of said Lot 3 and the South corner of Lot 4 of Block 7, N.C.B. 769, same also being the South corner of Tract 2 surveyed on this date; THENCE along the line common to this 0.187 acres and said Tract 2, North 56 degrees 09 minutes 41 seconds East (called North 56 degrees 42 minutes East), a distance of 143.70 feet (called 143.82 feet) to a point for the North corner of this 0.187 acres, from which the center of a wood post bears North 12 degrees 58 minutes 19 seconds West, 0.29 feet, said point also being the East corner of said Tract 2 and on the southwest Right-of-Way line of San Pedro Ave.; THENCE along the southwest Right-of-Way line of said San Pedro Ave., South 34 degrees 42 minutes 30 seconds East (called South 34 degrees 07 minutes East), a distance of 56.40 feet (called 56.34 feet) to a 1/2 inch iron rod found for the East corner of this 0.187 acres, same being the North corner of said 401 San Pedro, LLC 0.378 acres THENCE along the line common to this 0.187 acres and said 401 San Pedro, LLC 0.378 acres, South 56 degrees 09 minutes 18 seconds West (called South 56 degrees 42 minutes West), a distance of 144.43 feet (called 144.38 feet) to the POINT OF BEGINNING, and containing 0.187 acres of land, more or less.

TRACT 2:

Being 0.182 acres of land, more or less, out of Lot 4, Block 7, New City Block (N.C.B.) 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said 0.182 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the South corner of Lot 3, Block 7, N.C.B. 769 and the West corner of the 401 San Pedro, LLC 0.378 acres (Volume



17927, Page 1729), same also being the South corner of Tract 1 surveyed this same date and on the northeast Right-of-Way line of Jackson St., same also being the POINT OF COMMENCEMENT; THENCE along the northeast Right-of-Way line of said Jackson St., North 33 degrees 58 minutes 17 seconds West, a distance of 56.41 feet (called 56.34 feet) to a point for the South corner of this 0.182 acres, same being the West corner of said Lot 3 and the South corner of said Lot 4, same also being the West corner of said Tract 1 and the POINT OF BEGINNING; THENCE continuing along the northeast Right-of-Way line of said Jackson St., North 33 degrees 58 minutes 17 seconds West, a distance of 56.41 feet (called 56.34 feet) to a point for the West corner of this 0.182 acres, same being the West corner of said Lot 4 and the South corner of Lot 5 of Block 7, N.C.B. 769, same also being the southwest corner of Tract 3 surveyed this same date; THENCE along the line common to said Lots 4 and 5, North 56 degrees 45 minutes 19 seconds East (called North 56 degrees 42 minutes East), a distance of 71.83 feet (called 71.63 feet) to a point for an angle corner, same being the east corner of said Tract 3 and the west corner of Tract 5 surveyed this same date; THENCE along the lines common to this 0.182 acres and said Tract 5 the following courses and distances: South 34 degrees 13 minutes 37 seconds East, a distance of 0.98 feet to a point; North 56 degrees 06 minutes 25 seconds East (called North 56 degrees 42 minutes East), a distance of 71.17 feet (called 71.62 feet) to a point for the North corner of this 0.182 acres, same being the east corner of said Tract 5 and on the southwest Right-of-Way line of San Pedro Ave.; THENCE along the southwest Right-of-Way- line of said San Pedro Ave., South 34 degrees 42 minutes 30 seconds East (called South 34 degrees 07 minutes East), a distance of 54.76 feet (called 55.34 feet) to a point for the East corner of this 0.182 acres, from which the center of a wood fence post bears North 12 degrees 58 minutes 19 seconds West, 0.29 feet, said point also being the North corner of said Tract 1; THENCE along the line common to this 0.182 acres and said Tract 1, South 56 degrees 09 minutes 41 seconds West (called South 56 degrees 42 minutes West), a distance of 143.71 feet (called 143.82 feet) to the POINT OF BEGINNING, and containing 0.182 acres of land, more or less.

TRACT 3:

Being 0.003 acres of land, more or less, out of Lot 5, Block 7, New City Block (N.C.B.) 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said 0.003 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1 inch iron pipe found for the South corner of said Lot 5, same being the South corner of Tract 4 surveyed this same date, same also being on the northeast Right-of-Way line of Jackson St. and the POINT OF BEGINNING; THENCE



along the line common to this 0.003 acres and said Tract 4 the following courses and distances: North 56 degrees 49 minutes 24 seconds East (called North 56 degrees 42 minutes East), a distance of 71.82 feet (called 71.63 feet) to a point for the north corner of this 0.003 acres; South 34 degrees 13 minutes 37 seconds East, a distance of 2.00 feet to a point for the east corner of this 0.003 acres, same being on the line common to said 1,ot 5 and Lot 4 of Block 7, N.C.B. 769 and the west corner of Tract 5 surveyed this same date; THENCE along the line common to this 0.003 acres and said Lot 4, South 56 degrees 45 minutes 19 seconds West (called South 56 degrees 42 minutes West), a distance of 71.83 feet (called 71.63 feet) to a point for the south corner of this 0.003 acres, same being the West corner of said Lot 4 and the south corner of said Lot 5, same also being the West corner of Tract 2 surveyed this same date and on the northeast Right-of-Way line of said Jackson St. THENCE along the northeast Right-of-Way line of said Jackson St., North 33 degrees 58 minutes 17 seconds West, a distance of 2.09 feet to the POINT OF BEGINNING, and containing 0.003 acres of land, more or less.

TRACT 4:

Being 0.181 acres of land, more or less, out of Lot 5, Block 7, New City Block (N.C.B.) 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said 0.181 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pioe found for the South corner of this 0.181 acres, same being the South corner of said Lot 5, same also being in the northeast Right-of- Way line of Jackson St., and the POINT OF BEGINNING; THENCE along said Jackson St, North 34 degrees 13 minutes 36 seconds, a distance of 53.09 feet to a point found on a roof drain for the West corner of this 0.181 acres, same being the South corner of Lot 6, Block 7, New City Block (N.C.B.) 769; THENCE along the south line of said Lot 6, North 55 degrees 41 minutes 43 seconds East, at a distance of 132.18 feet passing the South corner of called 1205 square feet, described in deed recorded in Volume 5687, Page 632, Deed Records, Bexar County, Texas, continuing a total distance of 142.49 feet to a point for the north corner of this 0.181 acres, same being in the west line of San Pedro Ave (variable width right-of-way); THENCE, with the west line of San Pedro Ave, South 34 degrees 42 minutes 30 seconds East, a distance of 57.00 feet to a point for the east corner of this 0.181 acres, same being north corner of Tract 5 surveyed this same date; THENCE, with the northwest line of said Tract 5, South 56 degrees 05 minutes 34 seconds West, a distance of 71.17 feet to a southeast angle corner of this 0.181 acres; THENCE, with the northeast line and northwest line of Tract 3 the following courses and distances: North 34 degrees 13 minutes 37 seconds West, a distance of 2.00 feet to a



point for a southeast angle corner of this 0.181 acres, same being the north corner of said Tract 3; South 56 degrees 49 minutes 24 seconds West (called South 56 degrees 42 minutes West), a distance of 71.82 feet (called 71.63 feet) to the POINT OF BEGINNING, and containing 0.181 acres of land, more or less.

TRACT 5:

Being 0.002 acres of land, more or less, out of Lot 4, Block 7, New City Block (N.C.B.) 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, said 0.002 acres being more particularly described by metes and bounds as follows:

BEGINNING at a point found in the west line of San Pedro Ave (variable width right-of-way), in the Northeast line of Lot 4 of Block 7, N.C.B. 769, for the North corner of Tract 2 surveyed this same date, from which a MAG nail found for the East corner of Lot 3 of Block 7, N.C.B. 769, and for the East corner of Tract one surveyed this same date bears South 34 degrees 42 minutes 30 seconds East a distance of 111.16 feet; THENCE with the Northwest line and Southwest line of said Tract 2 the following courses and distances, South 56 degrees 06 minutes 25 seconds West, a distance of 71.18 feet to a point for the South corner of this 0.002 acres, North 34 degrees 13 minutes 37 seconds West a distance of 0.98 feet to a point in the Southeast line of Lot 5 of Block 7, N.C.B. 769, for the East corner of Tract 3 surveyed this same date, and for the West corner of this 0.002 acres; THENCE, with the Southeast line said Lot 5 and Tract 4 surveyed this same date, North 56 degrees 05 minutes 34 seconds East (called North 56 degrees 42 minutes East), a distance of 71.17 feet (called 71.63 feet) to a point for the North corner of this 0.002 acres, same being the East corner of said Tract 4 and an angle corner of said Tract 4; THENCE, with the West line of said San Pedro Ave, South 34 degrees 42 minutes 30 seconds East, a distance of 1.00 foot to the POINT OF BEGINNING, and containing 0.002 acres of land, more or less.

SOUTHWEST PORTION OF LOT 6 AND LOT 7, BLOCK 7, NEW CITY BLOCK 769

Being 0.369 acres (16,105 square feet), being Lots 6 and 7, Block 7, New City Block (N.C.B.) 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, SAVE AND EXCEPT a called 1,205 square foot Northeast portion of Lot 6 and Lot 7 described in deed recorded in Volume 5687, Page 632, Deed Records, Bexar County, Texas, said 0.369 acres being more particularly described by metes and bounds as follows:

BEGINNING at a Mag nail found in the South line of Marshal Street and in the West line of San Pedro Avenue (Variable Width right-of-way);



THENCE, with the Southwest line of said San Pedro Avenue the following two courses and distances:

1. South 34 degrees 04 minutes 28 seconds East, a distance of 63.42 feet to a Mag nail found for a Northeast angle corner of this tract;
2. South 34 degrees 42 minutes 30 seconds East, a distance of 49.31 feet to a point for the East corner of said lot 6, Block 7, New City Block (N.C.B.) 769, situated within the corporate limits of the City of San Antonio, Bexar County, Texas, for the North corner of Tract 4, and for the East corner of this tract;

THENCE, with the Northwest line of said Lot 5, Block 7, South 55 degrees 41 minutes 43 seconds, a distance of 142.50 feet to a point found on a roof drainage, in the East line of Jackson Street (55.6 foot right-of-way), at the East corner of said Lot 5, Block 7, for the East corner of TRACT 4, and for the South corner of this tract;

THENCE, with the East line of said Jackson Street, North 34 degrees 13 minutes 36 seconds West, a distance of 113.75 feet to a point found on the concrete sidewalk in the South line of Marshall Street, at the West corner of said Lot 7, Block 7, and for the West corner of this tract;

THENCE, with the South line of Marshal Street North 56 degrees 06 minutes 25 seconds East, a distance of 142.25 feet to the POINT OF BEGINNING, containing 0.369 acres of land, more or less, in Bexar County, Texas.

I Chris Walterscheidt, do hereby certify that these metes and bounds were prepared under my direct supervision from a survey made on the ground on 02-04-2021, that these metes and bounds represents the facts found at the time of the survey and this professional service substantially conforms to the current Texas Society of Professional Surveyors Standards and Specifications.

Chris Walterscheidt, Registered Professional Land Surveyor

Texas Registration No. 6180

