

METES AND BOUNDS

Being 0.065 acres of land, more or less, out of and a part of Lots 8 and 9, Block 3, New City Block 2582, in the City of San Antonio, Bexar County, Texas, and being described as Tract 1 and Tract 2 in a General Warranty Deed with Vendor's Lien recorded in Document No. 20210284958, Official Public Records, Bexar County, Texas, said 0.065 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of this 0.065 acres, same on the North Right-of-Way line of the Union Pacific Railroad and the southeast corner of the Never Too Late Business and Travel Center, LLC tract (Document 20210003330 as affected by the Agreed Final Judgement recorded in Document No. 20210271747), same also being the **POINT OF BEGINNING**;

THENCE along the lines common to this 0.065 acres and said Travel Center tract the following courses and distances:

North 18 degrees 42 minutes 59 seconds East (called North 18 degrees 32 minutes 35 seconds East), a distance of 34.35 feet (called 34.51 feet) to a 1/2 inch iron rod capped WALs set for an angle corner;

North 69 degrees 38 minutes 09 seconds West (called North 69 degrees 48 minutes 33 seconds West), a distance of 4.24 feet to a 1/2 inch iron rod capped WALs set for an angle corner;

North 19 degrees 25 minutes 30 seconds East (called North 19 degrees 15 minutes 06 seconds East), a distance of 49.90 feet to Mag nail found for the northwest corner of this 0.065 acres, same being the northeast corner of said Travel Center tract and on the South Right-of-Way line of LaChapelle;

THENCE along the South Right-of-Way line of said LaChapelle the following courses and distances:


South 69 degrees 20 minutes 53 seconds East (called South 70 degrees 00 minutes 00 seconds East), a distance of 6.02 feet (called 6.05 feet) to a Mag nail found for an angel corner;

South 69 degrees 36 minutes 58 seconds East (called South 70 degrees 00 minutes 00 seconds East), a distance of 30.00 feet to a 1/2 inch iron rod capped WALs set for the northeast corner of this 0.065 acres, same being the northwest corner of the Norma I. Plata tract (Document No. 20110022026);

THENCE along the line common to this 0.065 acres and said Plata tract, South 20 degrees 20 minutes 46 seconds West, a distance of 85.86 feet to a Mag nail with washer stamped WALs set for the southeast corner of this 0.065 acres, same being the southwest corner of said Plata tract and on the North Right-of-Way line of said Union Pacific Railroad;

THENCE along the North Right-of-Way line of said Union Pacific Railroad, North 66 degrees 26 minutes 45 seconds West, a distance of 30.05 feet to **POINT OF BEGINNING**, and containing 0.065 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. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
April 21, 2023

