

METES AND BOUNDS

TRACT 1

Being 0.176 acres of land, more or less, being the South 60 feet of Lots 9, 10 and 11, Block 58, New City Block 1244, situated in the city of San Antonio, Bexar County, Texas, being that same property described in a Special Warranty Deed recorded in Document No. 20210330759, Official Public Records, Bexar County, Texas, said 0.176 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 0.176 acres, same being the southwest corner of the American IRA, LLC FBO Allen Scribner Trad IRA tract (Volume 17916, Page 185) and on the southeast Right-of-Way line of Hines (Hines Ave. per New City Block Map), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.176 acres and said American IRA, LLC FBO Allen Scribner Trad IRA Tract, South 69 degrees 259 minutes 08 seconds East, at a distance of 118.08 feet pass a 1/2 inch iron rod found for on line, and continuing for a total distance of 124.19 feet (called 124.9 feet) to a 1/2 inch iron rod capped WALS set for the northeast corner of this 0.176 acres, same being on the northwest line of Tract 2 (surveyed this same date) and the northwest line of Lot 12;

THENCE along the line common to this 0.176 acres and said Lot 12, South 19 degrees 49 minutes 46 seconds West, a distance of 61.30 feet to a 3/8 inch iron rod found for the southeast corner of this 0.176 acres, same being the southeast corner of the South 60 feet of said Lot 11 and southwest corner of said Tract 2, same also being the southwest corner of said Lot 12 and on the northeast line of the City of San Antonio tract (deed of record not found);

THENCE along the line common to this 0.176 acres and said City of San Antonio tract, North 69 degrees 51 minutes 30 seconds West, a distance of 123.73 feet (called 124.9 feet) to a 1/2 inch iron rod capped WALS set for the southwest corner of this 0.176 acres, same being the southwest corner of the South 60 feet of Lot 9 and on the southeast Right-of-Way line of said Hines;

THENCE along the southeast Right-of-Way line of said Hines, North 19 degrees 24 minutes 29 seconds East, a distance of 62.26 feet to the **POINT OF BEGINNING**, and containing 0.176 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
August 21, 2022



METES AND BOUNDS

TRACT 2

Being 0.515 acres of land, more or less, being all of Lots 12, 13, 14, 15 and 16, Block 58, New City Block 1244, situated in the city of San Antonio, Bexar County, Texas, being that same property described in a Special Warranty Deed recorded in Document No. 20210330759, Official Public Records, Bexar County, **SAVE AND EXCEPT** that portion conveyed to the City of San Antonio in a Warranty Deed recorded in Volume 4489, Page 581, Deed Records of Bexar County, Texas, said 0.515 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the southwest corner of this 0.515 acres, same being the southwest corner of said Lot 12 and the southeast corner of Tract 1 (surveyed this same date), same also being the southeast corner of South 60 feet of Lot 11 of New City Block 1244 and on the northeast line of the City of San Antonio Tract (deed of record not found), same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.515 acres and said Lot 12, North 19 degrees 49 minutes 46 seconds East, at a distance of 61.30 feet pass a 1/2 inch iron rod capped WALS set for the northeast corner of said Tract 1, and continuing for a total distance of 121.80 feet (called 120.0 feet) to a 1/2 inch iron rod found for the northwest corner of this 0.515 acres, same being the northwest corner of said Lot 12 and the northeast corner of the American IRA, LLC FBO Allen Scribner Trad IRA tract (Volume 17916, Page 185), same also being the southwest corner of the Candace Marshall tract (Volume 18297, Page 2171);

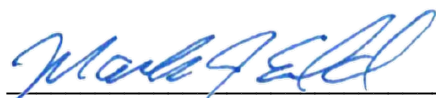
THENCE along the line common to this 0.515 acres and said Marshall tract, South 69 degrees 51 minutes 30 seconds East, a distance of 206.11 feet (called 207.5 feet) to a 1/2 inch iron rod found for the northeast corner of this 0.515 acres, same being the northeast corner of said Lot 16 and the southeast corner of the City of San Antonio 0.114 acres (Volume 3675, Page 23), same also being on the northwest line of said City of San Antonio tract (deed of record not found);

THENCE along the line common to this 0.515 acres and northwest line of said City of San Antonio tract, South 20 degrees 08 minutes 30 West, a distance of 86.00 feet to a 1/2 inch iron rod capped WALS set for the southeast corner of this 0.515 acres, same being on the North line of said save and except to the City of San Antonio and the beginning of a non-tangent curve to the left;

THENCE along the line common to this 0.515 acres and said save and except tract, along said curve to the left having a radius of 2,326.83 feet, an arc length of 144.49 feet, a chord length of 144.47 feet, a chord bearing of North 84 degrees 12 minutes 24 seconds West and a delta angle of 3 degrees 33 minutes 29 seconds to a 1/2 inch iron rod capped WALS set for an angle corner of this 0.515 acres, same being the northwest corner of said save and except tract and on a northeasterly line of said City of San Antonio tract;

THENCE along the line common to this 0.515 acres and northwest line of said City of San Antonio tract, North 69 degrees 51 minutes 30 seconds West, a distance of 65.48 feet (called 65.5 feet to the **POINT OF BEGINNING**, and containing 0.515 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
August 21, 2022

