

STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF A
0.039 OF AN ACRE TRACT
(1,709 SQUARE FEET)**

Being a 0.039 of an acre (1,709 square feet) tract of land lying in the John Fitzgerald Survey, Abstract Number 232, Bexar County, Texas, said 0.039 of an acre tract being a portion of A 18.188 acre tract of land described in a Special Warranty Deed to Sophora, LTD, executed on November 26, 1997 and recorded on February 9, 1999 in Volume 7823, Page 1929, Official Public Records of Bexar County, Texas, same being a portion of Lot 3, Block 1, New City Block 13500 of the Nowotny Gardens Subdivision as recorded in Volume 4900, Page 294, Deed and Plat Records of Bexar County, Texas; said 0.039 of an acre (1,709 square feet) tract being more particularly described as follows:

COMMENCING: at a point in the south line of Lot 25, Block 5, New City Block 14326 of the Replat and Subdivision of the Estates of Marymont as recorded in Volume 9518, Page 144, Deed and Plat Records of Bexar County, Texas, for northeast corner of the aforementioned 18.188 acre tract and the northwest corner of Lot 10, Block 5, New City Block 13569, Northeast Baptist Hospital, Unit 2 Subdivision as recorded in Volume 9561, Pages 170-171, Deed and Plat Records of Bexar County, Texas;

THENCE: along the east line of the aforementioned 18.188 acre tract and the west line of the aforementioned Lot 10, Block 5, S00°20'28"E, a distance of 435.94 feet (Record – S00°12'56"E) to a point;

THENCE: leaving the east line of the aforementioned 18.188 acre tract and the west line of the aforementioned Lot 10, Block 5, over and across said 18.188 acre tract and said Lot 3, Block 1, S89°39'32"W, a distance of 408.75 feet to a point for the **PLACE OF BEGINNING** and the most northerly northeast corner of the herein described 0.039 of an acre tract;

THENCE: continuing over and across the aforementioned 18.188 acre tract and the aforementioned Lot 3, Block 1 the following eight (8) courses and distances,

S01°19'20"W, a distance of 8.40 feet to a point for an interior corner of the herein described 0.039 of an acre tract,

S88°40'40"E, a distance of 2.90 feet to a point for the most easterly northeast corner of the herein described 0.039 of an acre tract,

S01°19'20"W, a distance of 35.00 feet to a point for the southeast corner of the herein described 0.039 of an acre tract,

N88°40'40"W, a distance of 42.00 feet to a point for the southwest corner of the herein described 0.039 of an acre tract,

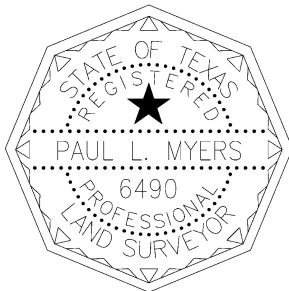
N01°19'20"E, a distance of 40.70 feet to a point for the most westerly northwest corner of the herein described 0.039 of an acre tract,

S88°40'40"E, a distance of 33.00 feet to a point for an interior corner of the herein described 0.039 of an acre tract,

N01°19'20"E, a distance of 2.70 feet to a point for the most northerly northwest corner of the herein described 0.039 of an acre tract, and

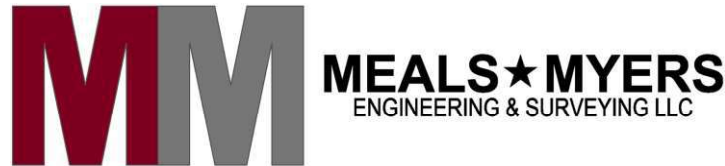
S88°40'40"E, a distance of 6.10 feet to the **PLACE OF BEGINNING** and containing 0.039 of an acre (1,709 square feet) of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, Texas South Central Zone (4204) NAD83(2011).
 2. A survey plat of even date accompanies this Field Note Description and made a part hereof.
 3. This does not represent a boundary survey and is not intended to convey property or title. The intent of this document is to be used for rezoning purposes.



Paul L. Myers
Registered Professional Land Surveyor
No. 6490 – State of Texas

Job #23070
July 25, 2023



STATE OF TEXAS
COUNTY OF BEXAR

**FIELD NOTE DESCRIPTION
OF A
0.040 OF AN ACRE TRACT
(1,734 SQUARE FEET)**

Being a 0.040 of an acre (1,734 square feet) tract of land lying in the John Fitzgerald Survey, Abstract Number 232, Bexar County, Texas, said 0.040 of an acre tract being a portion of an 18.188 acre tract of land described in a Special Warranty Deed to Sophora, LTD, executed on November 26, 1997 and recorded on February 9, 1999 in Volume 7823, Page 1929, Official Public Records of Bexar County, Texas, same also being a portion of Lot 3, Block 1, New City Block 13500 of the Nowotny Gardens Subdivision as recorded in Volume 4900, Page 294, Deed and Plat Records of Bexar County, Texas, same also being a portion of Lot 3, Block 5, New City Block 13569 of the Mary Mont Subdivision as recorded in Volume 5700, Pages 179-180, Deed and Plat Records of Bexar County, Texas; said 0.040 of an acre (1,734 square feet) tract being more particularly described as follows:

COMMENCING: at a point in the south line of Lot 25, Block 5, New City Block 14326 of the Replat and Subdivision of the Estates of Marymont as recorded in Volume 9518, Page 144, Deed and Plat Records of Bexar County, Texas, for northeast corner of the aforementioned 18.188 acre tract and the northwest corner of Lot 10, Block 5, New City Block 13569 of the Northeast Baptist Hospital, Unit 2 Subdivision, as recorded in Volume 9561, Pages 170-171, Deed and Plat Records of Bexar County, Texas;

THENCE: along the east line of the aforementioned 18.188 acre tract and the west line of the aforementioned Lot 10, Block 5, S00°20'28"E, a distance of 564.31 feet (Record – S00°12'56"E) to a point;

THENCE: leaving the east line of the aforementioned 18.188 acre tract and the west line of the aforementioned Lot 10, Block 5, over and across said 18.188 acre tract and said Lot 3, Block 5, S89°39'32"W, a distance of 12.12 feet to a point for the **PLACE OF BEGINNING** and the northeast corner of the herein described 0.040 of an acre tract;

THENCE: continuing over and across the aforementioned 18.188 acre tract, the aforementioned Lot 3, Block 5, and the aforementioned Lot 3, Block 1, the following six (6) courses and distances,

S02°19'26"E, a distance of 46.80 feet to a point for the southeast corner of the herein described 0.040 of an acre tract,

S87°40'34"W, a distance of 40.10 feet to a point for the southwest corner of the herein described 0.040 of an acre tract,

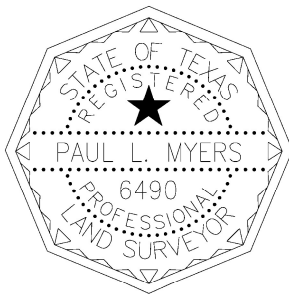
N02°19'26"W, a distance of 23.40 feet to a point for a northwest corner of the herein described 0.040 of an acre tract,

N87°40'34"E, a distance of 6.10 feet to a point for an interior corner of the herein described 0.040 of an acre tract,

N02°19'26"W, a distance of 23.40 feet to a point for the most northerly northwest corner of the herein described 0.040 of an acre tract, and

N87°40'34"E, a distance of 34.00 feet to the **PLACE OF BEGINNING** and containing 0.040 of an acre (1,734 square feet) of land.

- Notes:
1. Basis of Bearing based on the Texas Coordinate System, Texas South Central Zone (4204) NAD83(2011).
 2. A survey plat of even date accompanies this Field Note Description and made a part hereof.
 3. This does not represent a boundary survey and is not intended to convey property or title. The intent of this document is to be used for rezoning purposes.



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