

Metes and Bounds Field Notes Description for
Alley Closure
0.032 Acre Tract
May 7, 2019

Being a 0.032 acre tract (1,400 square feet) out of a 10-Foot Alley, Eastholme Subdivision as recorded in Volume 368, Page 93, Deed and Plat Records, Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING: At a found 1" pinched pipe at the northeast corner of Lot 21, New City Block (N.C.B.) 6211, said Eastholme Subdivision and an interior corner of said 10-Foot Alley and also being 225.00' in a easterly direction from the east right-of-way (R.O.W.) line of St. James Street also known as St. George Street (55.6' R.O.W.) for the northwest corner of this tract being described herein;

THENCE: North 89°50'47" East, 10.00 feet crossing said 10-Foot Alley to a set ½" iron rod with a blue cap (GRE 3275) on the west line of Lot 14, N.C.B. 6211 and the east line of said 10-Foot Alley, for the northeast corner of this tract being described herein;

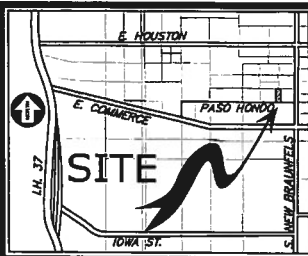
THENCE: South 00°09'13" East, 140.00 feet along the west lines of said Lot 14, Lot 15 and Lot 16, N.C.B. 6211 and the east line of this tract to a set ½" iron rod with a blue cap (GRE 3275) on the north R.O.W. line of Paso Hondo (55.6' R.O.W.) for the southeast corner of this tract being described herein;

THENCE: South 89°50'47" West, 10.00 feet along said north R.O.W. line of Paso Hondo and the south line of this tract to a set ½" iron rod with a blue cap (GRE 3275) on the south common corner of said Lot 21 and said 10-Foot Alley for the southwest corner of this tract being described herein;

THENCE: North 00°09'13" West, 140.00 feet, along the east line of said Lot 21 and the west line of this tract to the **POINT OF BEGINNING** and containing 0.032 acres of land (1,400 square feet), more or less, as surveyed on the ground by GE Reaves Engineering on April 25, 2019.

Anibal A. Gutierrez Jr.
Anibal A. Gutierrez Jr.
R.P.L.S. No. 3275 5-7-19
GE Reaves Engineering
Firm No. 101337
FN19-0353





L E G E N D

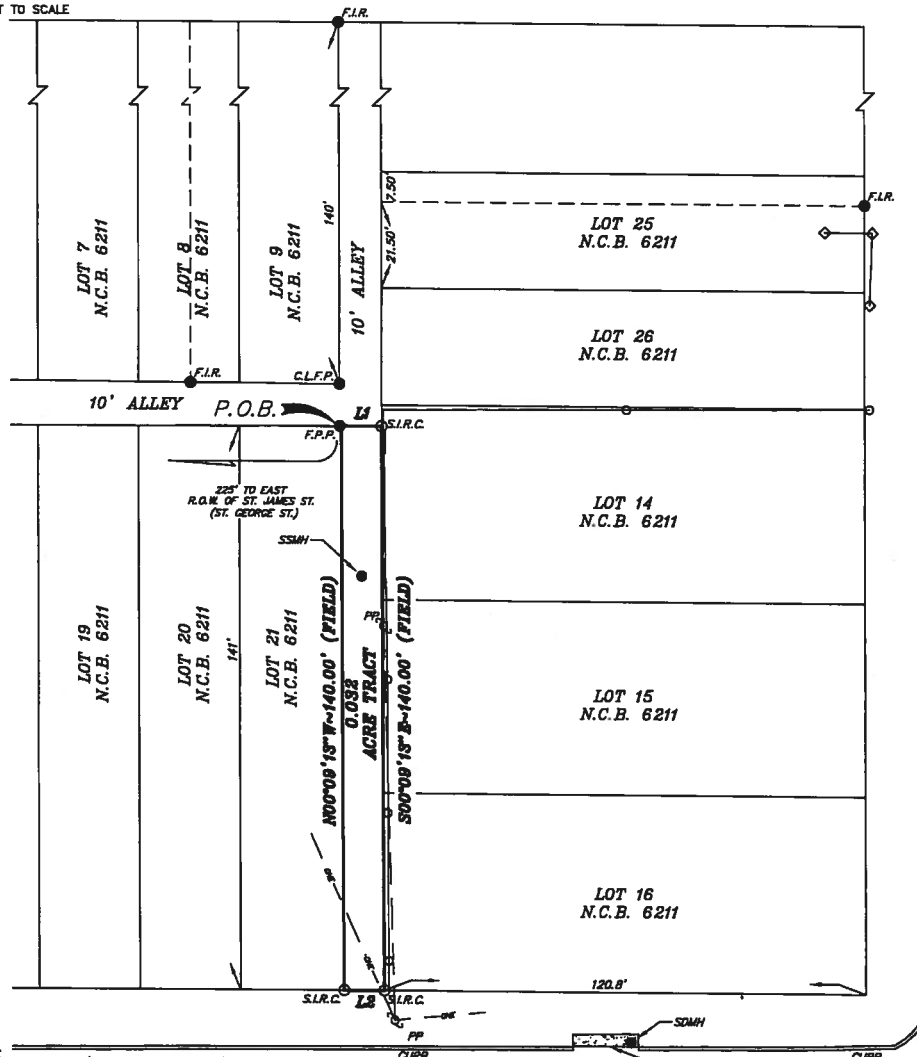
F.I.R.	●	FOUND 1/2" IRON ROD
F.P.P.	●	FOUND 1" PINCHED PIPE
C.L.F.P.	●	CHAIN LINK FENCE POST
S.I.R.C.	○	SET 1/2" IRON ROD W/CAP (GRE 3275)
SSMH	●	SANITARY SEWER MANHOLE
PP	●	POWER POLE
—OE—	—	OVERHEAD ELECTRICAL LINE
—○—	—	CHAIN LINK FENCE
—○—	—	WROUGHT IRON FENCE

LINE TABLE

LINE	LENGTH	BEARING
L1 (FIELD)	10.00'	N89°50'47"E
L2 (FIELD)	10.00'	S89°50'47"W

LOCATION MAP

NOT TO SCALE



N. NEW BRAUNFELS
(ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY
SEWER, WATERLINE, AND DRAINAGE EASEMENT)

PLAT SHOWING:

BEING A 0.032 ACRE TRACT (1,400 SQUARE FEET) OUT OF A 10-FOOT ALLEY AS RECORDED IN VOLUME 368, PAGE 93, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

NOTES:

1. A METES AND BOUNDS FIELD NOTES DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
2. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISH FOR THE SOUTH CENTRAL ZONE.

PASO HONDO
35.6' R.O.W. (PUBLIC STREET)
(ELECTRIC, TELEPHONE, CABLE TELEVISION, SANITARY
SEWER, WATERLINE, AND DRAINAGE EASEMENT)

SCALE: 1" = 30' DATE OF SURVEY: 04/25/19

DRAWN BY: SL

COMPUTED BY: OB

CHECKED BY: AG

To: The Lessor and/or Landowner and to _____
I, Anibal Augusto Gutierrez Jr., a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

ALLEY CLOSURE

Legal: 0.032 ACRE TRACT "SEE PLAT SHOWING"

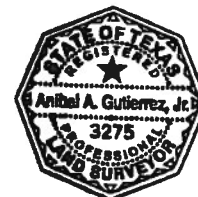
Addition or Subdivision: EASTHOLME

Volume: 368 Page: 93 of the DEED AND PLAT records of BEXAR County, Texas.

Address: PASO HONDO



GE Reaves Engineering (FIRM NO. 101337)
5250 Callaghan Road
San Antonio, Texas 78228
Ph: (210)490-4506 Fax: (210)490-4812



Anibal A. Gutierrez Jr. 5719
Registered Professional Land Surveyor
JOB NO. 19-0353