

EXHIBIT "A"
METES & BOUNDS DESCRIPTION

BEING A 0.07 ACRE TRACT OUT OF SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT NO. 20, BEXAR COUNTY, TEXAS, SAID 0.07 ACRE TRACT OUT OF A 85.3' RIGHT OF WAY, COMMONLY KNOWN AS PALMETTO ST. (A.K.A. N. PALMETTO), NEW CITY BLOCK 1320, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAME BEING RECORDED IN A PLAT, VOL. 59, PG. 176, DEED RECORDS, BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a ½" found iron rod, a point in the north Right-of-Way line of Hays St. (58.69' R.O.W.), the common corner of Lot 7 and Lot 8, said N.C.B. 1320, same being the **POINT OF COMMENCEMENT**;

THENCE, S 89°37'37" W, a distance of 298.49 feet, with the said north Right-of-Way line of Hays St., to a ½" set iron rod, a point in the intersection of said north Right-of-Way line of Hays St. and east Right-of-Way line of Palmetto St. (85.3' R.O.W.), the southwest corner of Lot 1, Block R, said N.C.B. 1320, the southeast corner of herein described tract and the **POINT OF BEGINNING**;

THENCE into and across said Palmetto St., the following (3) courses and distances:

1. S 89°37'37" W, a distance of 30.00 feet, to a ½" set iron rod;
2. N 00°16'27" W, a distance of 106.00 feet (106.00 feet), to a chain-linked fence post,
3. N 89°37'37" E, a distance of 30.00 feet, to a ½" set iron rod, a point in the intersection of said east Right-of-Way line of Palmetto St. and south Right-of-Way line of Arthur St. (40' R.O.W.), the northwest corner of Lot 1, Block R, said N.C.B. 1320, the northeast corner of the herein described tract;

THENCE, S 00°16'27" E, a distance of 106.00 feet, with the common line of said Lot 1 and the herein described tract, to the **POINT OF BEGINNING**, containing 0.07 acres more or less.

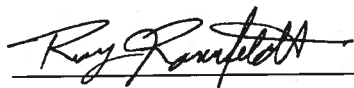
Basis of Bearing: Texas South Central NAD 83
All set ½" iron rods capped with "Amerisurveyors" cap.

STATE OF TEXAS §

October 18, 2021

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,
Registered Professional Land Surveyor
Registration No. 3520



SURVEY OF:

A 0.07 ACRE TRACT OUT OF SAN ANTONIO TOWN TRACT SURVEY, ABSTRACT NO. 20, BEAR COUNTY, TEXAS, SAID 0.07 ACRE TRACT OUT OF A 85.3 ACRES OF LAND, COMMONLY KNOWN AS PALMETTO ST. (A.K.A. N. PALMETTO), NEW CITY BLOCK 1320, CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, SAID BEING RECORDED IN A PLAT, VOL. 59, PG. 176, DEED RECORDS, BEAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HEREIN AND MADE A PART HEREOF.

SAINT CHARLES
LOTS B-10
FND.
1 1/2"
I.R.

LEGEND

These standard symbols will be found in the drawing.

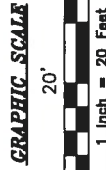
- BOUNDARY LINE
- CHAINLINK FENCE
- WOOD FENCE
- PLATTED LOT LINE
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FENCE POST
- ELECTRIC METER
- GAS METER
- POWER POLE
- RECORDED ON PLAT (F.M.)
- FIELD MEASURED

SURVEYOR'S NOTES:
BASIS OF BEARING, TEXAS SOUTH CENTRAL M.D. 83.

THE ORIGINAL PLAT RECORD IS ILLEGIBLE. THIS REPRESENTATION IS SURVEYOR'S BEST INTERPRETATION OF RECORD INFORMATION.

At date of this survey, the property is in FEMA designated 100 YEAR ZONE X, as verified by FEMA map Panel No. 48029C-0415.G, effective date of SEPTEMBER 29, 2010. Exact description for any flood hazard information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the understanding that the surveyor is not responsible for any discrepancies, omissions, or encroachments, or for any improvements shown.



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to OLD MARTIN DEVELOPMENT GROUP, LLC, that the above map is true and correct as the same was made by me or the person or persons under my supervision, and I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 653.18).

Borrower/Owner: HOOPER WARD CHRISTOPHER III OF No. 10925NB
Address: 1193 HAYS ST.
Legal Description of the Land: SEE ABOVE...

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN VOLUME 59, PAGE(S) 176, DEED RECORDS, BEAR COUNTY, TEXAS.

PROPERTY PHOTOGRAPH:

AMERISURVEYORS LLC
P.O. BOX 160359
SAN ANTONIO, TEXAS 78216
PHONE: (210) 517-7935
WEB: WWW.AMERISURVEYORS.COM

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10925NB

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SEE ABOVE...

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SEE ABOVE...

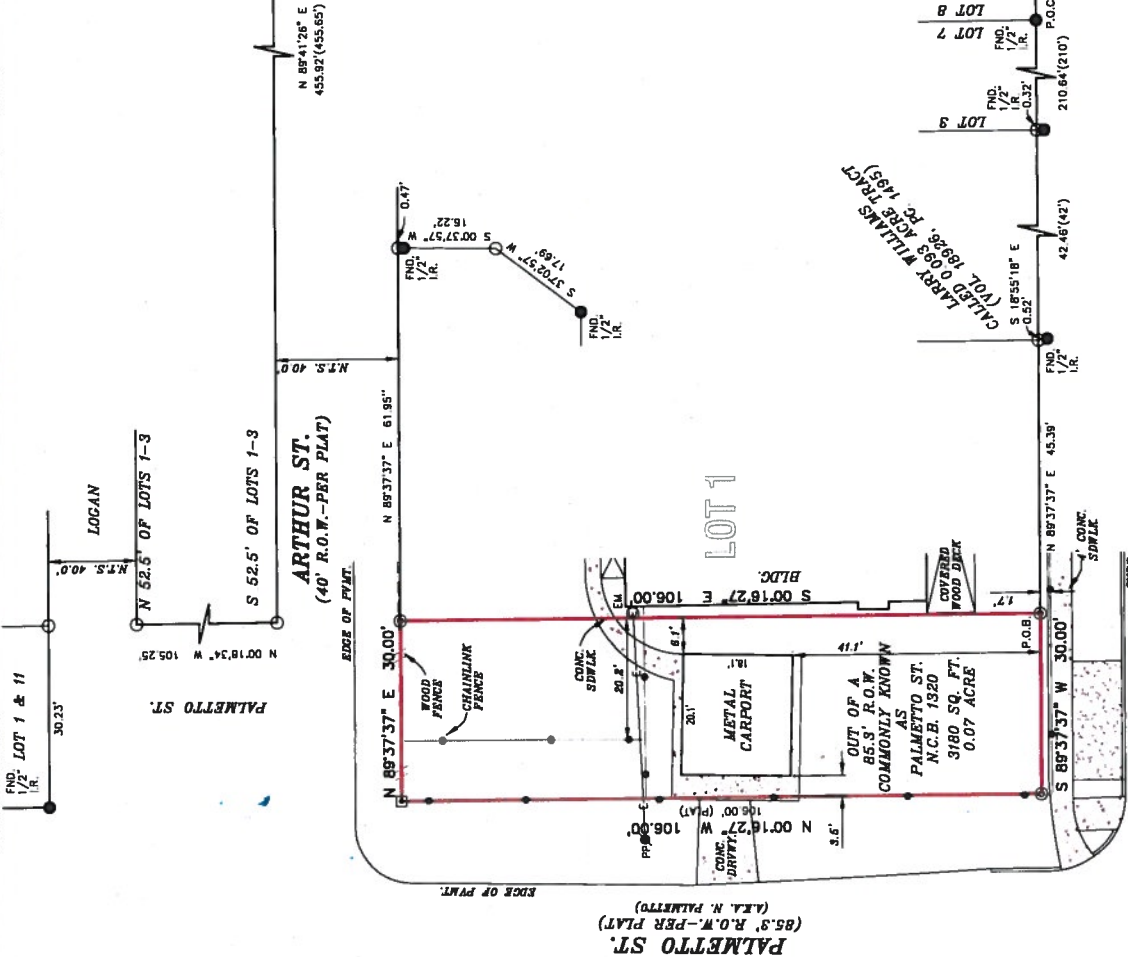
SEE ABOVE...

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SEE ABOVE...



HAYS ST.
(58.69' R.O.W.-PER PLAT)

PALMETTO ST.
(85.3' R.O.W.-PER PLAT)

OUT OF A
85.3' R.O.W.
COMMONLY KNOWN
AS
PALMETTO ST.
N.C.B. 1320
3180 SQ. FT.
0.07 ACRE

METAL CARPORT

COVERED FOOD DECK

LOCAN

PALMETTO ST.

ARTHUR ST.
(40' R.O.W.-PER PLAT)

EDGE OF P.W.T.

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