



STATE OF TEXAS §
COUNTY OF BEXAR §

BEING A 0.285 – ACRE PARCEL (12,402 SQUARE FEET), LYING WITHIN LOT 4, BLOCK 30, NEW CITY BLCK 18217, REPLAT AT VILLAGE OF STONE OAK, AS RECORDED IN VOLUME 9590, PAGE 168, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND BEING THE AREA OCCUPIED BY PETCO # 2429, ADDRESS NO. 23014, SUITE 107, BEXAR COUNTY APPRAISAL DISTRICT, PROPERTY IDENTIFICATION NO. 1216234, SAID 0.285 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING from a 1/2" iron rod found at the northeast corner of said Lot 4;

THENCE South 09°31'58" East, 578.91 feet crossing said Lot 4 to a building corner on the southeast line of an existing commercial structure known as Home Goods (address no. 23019), at the north corner of Suite 107, for the north corner and **POINT OF BEGINNING** of this herein described parcel;

THENCE with the northeast building lines of said Suite 107, the following three (3) courses and distances:

- 1) **South 39°23'40" East, 45.46 feet** to a building corner for angle point;
- 2) **South 50°36'20" West, 9.88 feet** to an interior building corner for angle point;
- 3) **South 39°23'40" East, 72.51 feet** to a building corner at the north corner of an existing commercial structure known as Majestic Nail Lounge, Address no. 23014, Suite 104, for the east corner of this herein described parcel;

THENCE South 50°36'20" West, with the common line of said Suites 104 and 107, at a distance of 102.55 feet pass the west corner of said Suite 104 and continuing for a total distance of **104.55 feet** to a building corner for the south corner of said Suite 107 and this herein described parcel;

THENCE with the southwest building lines of said Suite 107, the following twenty-three (23) courses and distances:

- 1) **North 39°23'40" West, 4.00 feet** to a building corner for angle point;
- 2) **North 50°36'20" East, 4.50 feet** to a building corner for angle point;
- 3) **North 39°23'40" West, 18.90 feet** to a building corner for angle point;
- 4) **South 50°36'20" West, 4.50 feet** to a building corner for angle point;
- 5) **North 39°23'40" West, 4.00 feet** to a building corner for angle point;
- 6) **North 50°36'20" East, 4.50 feet** to a building corner for angle point;
- 7) **North 39°23'40" West, 19.00 feet** to a building corner for angle point;
- 8) **South 50°36'20" West, 4.50 feet** to a building corner for angle point;
- 9) **North 39°23'40" West, 4.00 feet** to a building corner for angle point;
- 10) **North 50°36'20" East, 4.50 feet** to a building corner for angle point;
- 11) **North 39°23'40" West, 18.90 feet** to a building corner for angle point;
- 12) **South 50°36'20" West, 4.50 feet** to a building corner for angle point;

- 13) North 39°23'40" West, 4.00 feet to a building corner for angle point;
- 14) North 50°36'20" East, 2.00 feet to a building corner for angle point;
- 15) North 39°23'40" West, 4.00 feet to a building corner for angle point;
- 16) North 50°36'20" East, 2.50 feet to a building corner for angle point;
- 17) North 39°23'40" West, 16.00 fee feet to a building corner for angle point;
- 18) South 50°36'20" West, 2.50 feet to a building corner for angle point;
- 19) North 39°23'40" West, 4.00 feet to a building corner for angle point;
- 20) North 50°36'20" East, 2.50 feet to a building corner for angle point;
- 21) North 39°23'40" West, 18.20 feet to a building corner for angle point;
- 22) South 50°36'20" West, 2.50 feet to a building corner for angle point;
- 23) North 39°23'40" West, 3.87 feet to a building corner at the west corner of said Suite 107 and this herein described parcel;

THENCE North 51°04'13" East, at a distance of 2.00 feet pass the south corner of said Home Goods and continuing with the southeast line of said Home Goods a total distance of **112.43 feet** to the **POINT OF BEGINNING** and containing 0.285 acres of land, more or less.

BASIS OF BEARINGS DETERMINED BY GPS “RTK” OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Cory Blake Silva
RPLS No. 6500
January 26, 2022
Job No. 211111200

