

# Sinclair Land Surveying, Inc.

3411 Magic Dr.  
San Antonio, Texas 78229  
210-341-4518  
TBPELS Firm No. 10089000

September 12, 2022  
Revised September 28, 2022

600 Square Feet out of  
Lot 47  
New City Block 11175  
Military Plaza Subdivision  
City of San Antonio

THE STATE OF TEXAS  
COUNTY OF BEXAR

## METES AND BOUNDS DESCRIPTION OF A SURVEY OF

600 square feet out of Lot 47, New City Block 11175, Military Plaza Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9574 at page 197 of the Plat Records of Bexar County, Texas and being more particularly described by metes and bounds, as surveyed, as follows:

Beginning at a point for the northeast corner of this tract, whence an ½” iron bar with an orange cap marked “MLS RPLS 4612” found set in the ground in the southwest right-of-way line of S.E. Military Drive (Loop 13), the northeast corner of Lot 47, New City Block 11175, Military Plaza Subdivision, City of San Antonio, Bexar County, Texas as shown by plat of record in Volume 9574 at page 197 of the Plat Records of Bexar County, Texas, bears N 11°07'47" E a distance of 49.94 feet and whence an ½” iron bar found set in the ground, the southeast corner of said Lot 47, bears S 1°03'03" E a distance of 151.70 feet;

Thence S 2°00'31" W crossing said Lot 47 a distance of 24.00 to a point, for the southeast corner of this tract, whence an ½” iron bar found set in the ground in the southwest right-of-way line of S.E. Military Drive (Loop 13), the northeast corner of said Lot 47, bears N 8°10'20" E a distance of 73.73 feet and whence an ½” iron bar found set in the ground, the southeast corner of said Lot 47, bears S 1°37'31" E a distance of 127.74 feet;

Thence N 87°59'29" W a distance of 25.00 feet to a point, for the southwest corner of this tract;

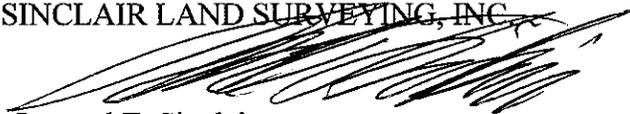
Thence N 2°00'31" E a distance of 24.00 feet to a point, for the northwest corner of this tract;

Thence S 87°59'29" E a distance of 25.00 feet to the point of beginning.

Containing 600 square feet of land, more or less.

The bearings for this survey are based on the Texas State Plane Coordinate System Grid, South Central Zone (4204), North American Datum 1983.

SINCLAIR LAND SURVEYING, INC



Lemuel T. Sinclair,  
Registered Professional Land  
Surveyor No. 5142

Its

