

STATE OF TEXAS  
COUNTY OF BEXAR

Z-2022-10700247/  
PA-2022-11600092

Job No. 58847-0006  
September 6, 2022

0.363 ACRE TRACT

DESCRIPTION of a 0.363 acre tract of land within the City of San Antonio, Bexar County, Texas, being Lot 32, New City Block 7263 according to the correction plat of Lots 1 Thru 10, N.C.B. 12489 & Lot 32, N.C.B. 7263 as recorded in Volume 3975, Page 77 of the Deed and Plat Records of Bexar County Texas, Save and Except that portion of said Lot 32 conveyed to the City of San Antonio for Blanco Road right-of-way by deed recorded in Volume 14928, Page 2333 of the Official Public Records of Bexar County, Texas, in all said 0.363 acre tract being more particularly described as follows:

BEGINNING at a mag nail with Brown Engineering washer found at the southwest intersection corner of the south right-of-way line of Santa Monica Street (a 55 foot wide right-of-way according to said correction plat) and the west line of a drainage alley (a 30 foot wide right-of-way according to said correction plat), at the northeast corner and POINT OF BEGINNING of this tract,

THENCE along the west line of said drainage alley, South 00° 10' 47" East, 76.72 feet to the northeast corner of Lot 30, N.C.B. 7263 according to the plat recorded in Volume 3025, Page 129-130, said Deed and Plat Records and the southeast corner of this tract,

THENCE departing said drainage alley, South 89° 49' 13" West, 172.36 feet to a point on the common east right-of-way line of Blanco Road (a varying width right-of-way) and east line of the City of San Antonio Tract described in said Volume 14928, Page 2333, at the current northwest corner of said Lot 30 and southwest corner of this tract,

THENCE along the said common east right-of-way line, North 02° 30' 12" East, 61.72 feet to a point and North 00° 18' 03" West, 26.87 feet to the south cut-back corner of the intersection of Blanco Road and Santa Monica Street,

THENCE North 50° 39' 02" East, 26.18 feet to the north corner of said cut-back,

THENCE along the common south right-of-way line of said Santa Monica Street and the south line of said City of San Antonio Tract, South 78° 11' 03" East, 17.75 feet to a point and North 11° 54' 14" East, 3.58 feet to a re-entry corner on the original south right-of-way line of said Santa Monica Street, at the northern most corner of this tract

THENCE South 78° 03' 45" East, 134.11 feet to the POINT OF BEGINNING.

CONTAINING in all 0.363 acres or 15,823 square feet of land more or less.



MAVERICK LAND SURVEYING CO.

Jacob W. Oder, R.P.L.S., Texas No. 5846