

CAESAR A. GARCIA
REGISTERED PROFESSIONAL LAND SURVEY NO. 5904
14384 HUBER RD.
SEGUIN, TX 78155

STATE OF TEXAS
COUNTY OF BEXAR

0.41 ACRE
2950 WEIR AVE.

A 0.41 ACRE TRACT BEING A PART OF LOT 4 OUT OF THE ORIGINAL CITY LOT 5 IN RANGE 2, DISTRICT 6, AND BEING THAT SAME TRACT OF LAND CALLED LOT 4A, NEW CITY BLOCK 11316, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS IN DOCUMENT NO. 20030302538 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND FURTHER DESCRIBED IN VOLUME 6235, PAGE 858 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, **SAVE AND EXCEPT** THAT CERTAIN 0.018 ACRE TRACT OF LAND CONVEYED TO THE CITY OF SAN ANTONIO BY DEED RECORDED IN VOLUME 4717, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod set in the south right-of-way line of Weir Ave. (variable width right-of-way) for the southeast corner of said 0.018-acre tract, same being the northeast corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, S 06°23’00” W, with the south right-of-way line of Weir Ave., passing at a distance of 5.00 feet a nail found in a tree for an angle point in the north line of Lot 20, St. John Berchmans Subdivision according to the map or plat thereof recorded in Volume 5700, Page 207 of the Deed and Plat Records of Bexar County, Texas, and continuing with the common of this tract and said Lot 20, a distance of **114.60 feet** to a ½” iron rod set for the southeast corner of this herein described tract;

THENCE continuing with the common lines of this tract and said Lot 20, the following two (2) courses and distances:

1. **N 83°00’41” W**, a distance of **154.00 feet** to a ½” iron rod found for the southwest corner of this herein described tract and an angle point in the north line of said Lot 20;
2. **N 06°23’00” E**, a distance of **114.60 feet** to a ½” iron rod set in the south right-of-way line of Weir Ave. for the southwest corner of said 0.018-acre tract, same being the northwest corner of this herein described tract;

THENCE, S 83°00’41” E, with the north right-of-way line of Weir Ave., a distance of **154.00 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.41 of one acre (7,647 square feet) of land, more or less, within these metes and bounds.

All field bearings are referenced to the North American Datum of 1983 (NAD83) Horizontal Datum, Texas State Plane Coordinate System, South Central Zone.

I hereby certify that this survey was performed upon the ground July 24, 2022, under my direct supervision and is true and correct to the best of my knowledge.



Caesar A, Garcia
Registered Professional Land Surveyor No. 5904

