



TBPELS FIRM No. 10194244
18410 US Hwy 281 N, Suite 109
San Antonio, TX 78259
(210) 369-9509

STATE OF TEXAS §
COUNTY OF BEXAR §

BEING 0.155 ACRE TRACT OUT OF LOT 2, BLOCK 13, NEW CITY BLOCK 10264, SUBDIVISION OF GARDEN BLOCKS IN GRAND VIEW ADDITION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 105, PAGE 13 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CALLED 109.98 FEET OF TRACT 1 ARB 1H (CITY OF SAN ANTONIO) IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO AMIN NIKMEHR OF RECORD IN DOCUMENT NUMBER 20200235987 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THIS 0.155 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the existing north right-of-way of Yucca Street for the southeast corner of this 0.155 acre tract and the southwest corner of Lot 14, Block 5 of the Wheatley Heights Addition, a subdivision of record in Volume 2805, Pages 36-37 of the Deed and Plat Records of Bexar County, Texas;

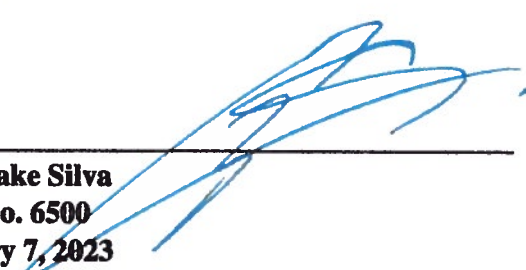
THENCE South 89°37'55" West 122.38 feet with the existing north right-of-way of Yucca Street and the south line of this 0.155 acre tract to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6500" at the intersection of the existing north right-of-way of Yucca Street and the existing south right-of-way of Interstate Highway 10, for the southwest corner of this 0.155 acre tract;

THENCE North 47°38'01" East 164.67 feet with the existing south right-of-way of Interstate Highway 10 and the northwest line of this 0.155 acre tract to a 1/2 inch iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6500" for the northeast corner of this 0.155 acre tract, on the west line of Lot 14, Block 5 at the northwest corner of the remainder of Lot 14, Block 5;

THENCE South 00°22'05" East 110.19 feet with the east line of this 0.155 acre tract and the west line of Lot 14, Block 5 to the **POINT OF BEGINNING** and containing 0.155 acres of land.

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
February 7, 2023
Job No. 230213944

