

VICTOR SEGUIN
REGISTERED PROFESSIONAL
LAND SURVEYOR
P.O. BOX 14307
SAN ANTONIO, TEXAS 78214
(210) 826-3871

STATE OF TEXAS
COUNTY OF BEXAR

2.48 ACRE TRACT

All that certain tract or parcel of land containing 2.48 acres in the City of San Antonio, Bexar County, Texas, out of the comprised of Tract 1, being a 1.923 acres tract and Tract 2, 20,000 square feet more or less both out of the 1. Perez Survey No. 93, and the Maria Gertrude .G. de Alaniz Survey No. 20, New City Block 10832, being the same land described in deed from Walter C. Cook to Craig B. Kennedy by Deed Recorded in Volume 4273 Page 237, Deed Records of Bexar County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING: at an iron pin found on the South right-of-way line of U.S. Highway 87, (Rigby Ave.) at the Northeast corner of said 2.48 acre tract, and same being the Northwest Miscal Huerta et al 1.77 acre tract recorded in Volume 5643 Page 1017 Real Property Records of Bexar County, Texas. for the Northeast corner of this herein described tract;

THENCE: along the East line of said 2.48 acre tract and the West line of Miscal Huerta, et al, 1.77 acre tract as follows;
South 06 deg. 11 min. 00 sec. East; 150.00 feet to a 1/2" iron pin set with cap stamped "Seguin 1776".
South 44 deg. 54 min. 30 sec. East; 213.96 feet to a 1/2" iron pin set with cap stamped "Seguin 1776".
South 06 deg. 11 min. 00 sec. East; 230.00 feet to an iron pin found at the Southeast corner of this herein described tract;

THENCE: North 64 deg. 37 min. 00 sec. West; 370.97 feet along with the North line of Covington Park to a 1/2" iron pin found, for the Southwest corner of this herein described tract;

THENCE: North 00 deg. 19 min. 00 sec. West; 401.44 feet along the East line of Comanche Park to a nail found, for the Northwest corner of this herein described tract;

THENCE: Along with the South right-of-way line of Highway 87, (Rigby Ave) as follows; Southeasterly direction with a curve to the right having a radius of 2864.90 feet Arc. Length of 148.50 feet to the POINT OF BEGINNING.

BEARING BASIS - North 00 deg. 19 min. 00 sec. West - of record in Volume 4273 Page 237, Deed Records of Bexar County, Texas.



Victor M. Seguin
VICTOR M. SEGUIN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1776
JANUARY 7, 2003.
JOB NO. 03-03
(SEE ACCOMPANYING SURVEY PLAT)

No provision herein, in any recorded plat, or any of the described property because of race is intended and no exemption is intended under Federal law.
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in the Public Record in the date and at the time stamped herein by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 08 2003



Long Rutledge
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 200300025104
Pages 3
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Filed & Recorded in
Official Records of
BEXAR COUNTY
DERRY RICHMOND
COUNTY CLERK
Fees \$13.00

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