



STATE OF TEXAS §
COUNTY OF BEXAR §

TRACT 1

BEING A 0.92 ACRE TRACT OF LAND OUT OF LOT 45, BLOCK H, NEW CITY BLOCK 8398, WOODLAND HILLS COUNTRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 642, PAGES 152-153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, BEING ALL THAT SAME 0.92 ACRE TRACT OF LAND CONVEYED TO OMAR J. TORRES BY DEED RECORDED IN DOCUMENT 20200276461 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1" iron pipe found in the south line of Lot 46 of said Block H, same being the north line of said Lot 45, for the northeast corner of that certain 1.00-acre tract of land conveyed to Joe Jose Garcia by deed recorded in Volume 3773, Page 257 of the Official Public Records of Bexar County, Texas, same being northwest corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, S 83°54'25" E (S 83°41' E, 272.38 feet per deed), with the south line of Lot 46 passing at a distance of 251.10 feet a ½" iron rod found in the northwest right-of-way line of Tillman St. (40-foot-wide right-of-way easement), and continuing for a total distance of **272.38 feet** to the northeast corner of this herein described tract, lying in the centerline of Tillman Street;

THENCE, S 29°08'56" W (S 29°22' W, 202.87 feet per deed), with the centerline of Tillman St., a distance of **202.88 feet** to the southeast corner of this herein described tract,;

THENCE, N 73°11'12" W (N 72°58' W, 196.50 feet per deed), leaving the centerline of Tillman St., over and across said Lot 45, passing at a distance of 20.47 feet a ½" iron rod set in the northwest right-of-way line of Tillman St., and continuing for a total distance of **196.08 feet** to a ½" iron rod set in the east line of said 1.00-acre tract for the southwest corner of this herein described tract,

THENCE, N 05°59'31" E (N 06°19' E, 150.20 feet), continuing over and across said Lot 45 with the east line of said 1.00-acre tract, a distance of **150.20 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.92 of one acre (39,887 square feet) of land, more or less, within these metes and bounds.

TRACT 2

BEING A 0.58 ACRE TRACT OF LAND OUT OF LOT 45, BLOCK H, NEW CITY BLOCK 8398, WOODLAND HILLS COUNTRY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 642, PAGES 152-153 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS, BEING ALL THAT SAME 0.58 ACRE TRACT OF LAND CONVEYED TO OMAR J. TORRES BY DEED RECORDED IN DOCUMENT 20200276461 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING from 1" iron pipe found in the south line of Lot 46 for the northeast corner of that certain 1.00-acre tract of land conveyed to Joe Jose Garcia by deed recorded in Volume 3773, Page 257 of the Official Public Records of Bexar County, Texas;

THENCE, S 05°59'31" W (N 06°19' E, 150.20 feet), leaving the south line of said Lot 46, over and across said Lot 45, with the east line of said 1.00-acre tract, a distance of **150.20 feet** to a ½" iron rod set for the northwest corner and the **POINT OF BEGINNING** of this herein described tract;

NEW CITY BLOCK 8398,

THENCE, S 73°11'12" E (S 72°58'00" E, 196.50 feet per deed), leaving the east line of said 1.00-acre tract, continuing over and across said Lot 45, passing at a distance of 175.61 feet ½" iron rod set in the northwest right-of-way line of Tillman St. (40-foot-wide right-of-way easement) and continuing for a total distance of **196.08 feet** to the northeast corner of this herein described tract, lying in the centerline of Tillman St.;

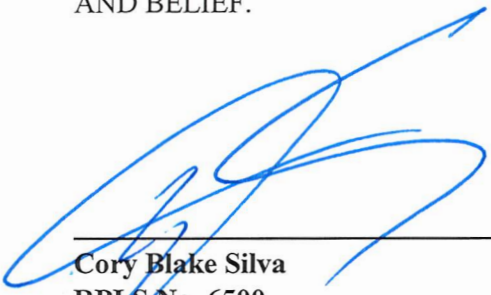
THENCE, S 29°08'56" W (S 29°22'00" W, 144.90 feet per deed), with the centerline of Tillman St., a distance of **144.90 feet** to the southeast corner of this herein described tract, lying in the intersection of the centerline of Tillman St. and the centerline of Sutton St. (40-foot-wide right-of-way easement – both platted as Hillside Drive);

THENCE, N 83°54'25" W (N 83°41'00" W, 136.18 feet per deed), with the centerline of Sutton St., a distance of **135.62 feet** to the southeast corner of said 1.00-acre tract, same being the southwest corner of this herein described tract;

THENCE, N 05°59'31" E (N 06°19' E, 169.80 feet per deed) leaving the centerline of Sutton St., with the east line of said 1.00-acre tract, passing at a distance of 20.15 feet a 1" iron pipe found in the north right-of-way line of Sutton St., and continuing for a total distance of **169.80 feet** to the **POINT OF BEGINNING**, containing 0.58 of one acre (25,392 square feet) of land, more or less, within these metes and bounds.

FIELD BEARINGS ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83) HORIZONTAL DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.

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
December 16, 2020
Amended October 19, 2021

