

Metes and Bounds for  
Tract "A"  
December 8th, 2020

Being a 0.185 acre (8,079 square feet) tract of land being the remaining portion of Avenue B, a 50' right-of-way in San Antonio, Bexar County, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING:** At a found  $\frac{1}{2}$ " iron rod with cap stamped "H.M.T." at the intersection of the north R.O.W. of Fourth Street, (variable width R.O.W.), and the east R.O.W. line of Avenue B, (50' R.O.W.), said point also being the southwest corner of a Lot 23, Block 17, Granda Subdivision, recorded in Volume 5870, Page 249, Deed and Plat records of Bexar County, Texas, said point being the southeast corner of the tract being described herein;

**THENCE:** North  $50^{\circ}18'13''$  West, 59.32 feet, along the north R.O.W. line of Fourth Street, the south line of this tract to a set mag nail on concrete with washer stamped "GRE 3275", said point being on the intersection of the north R.O.W. line Fourth Street and west R.O.W. line of Avenue B, and also the west property return of Lot 25, Block 17, New City Block 431, First Baptist Church Subdivision, Volume 9552, Page 15, Deed & Plat records of Bexar County, Texas, for the most southwesterly corner of the tract being described herein;

**THENCE:** departing said northwest R.O.W. line of Fourth Street, along a curve to the left, with a radius of 9.00 feet, a delta angle of  $91^{\circ}44'37''$ , and a length of 14.41 feet, to a set mag nail on concrete with washer stamped "GRE 3275" for a point on the east line of said Lot 25, and the west line of Avenue B;

**THENCE:** North  $37^{\circ}56'16''$  East, 150.76 feet, along the west line of Avenue B, the east line of said Lot 25, to a set mag nail on concrete stamped "GRE 3275", for the most northwesterly corner of the tract being described herein;

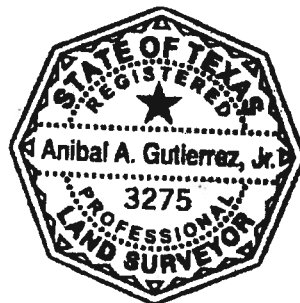
**THENCE:** South  $52^{\circ}03'44''$  East, 50.01 feet, across Avenue B, the north line of this tract, to a found  $\frac{1}{2}$ " iron rod on the east R.O.W. of Avenue B, and the most northwesterly corner of a variable width alley at the southwest corner of Lot 19, Block 17, New City Block 431, for the northeast corner of the tract being described herein;

**THENCE:** South  $37^{\circ}14'48''$  West, 18.68 feet, across said variable width alley and the east line of Avenue B to a found mag nail on concrete, said point being the northwest corner of said Lot 23; the east line of this tract being described herein;

**THENCE:** South  $38^{\circ}01'42''$  West, 142.90 feet, along the east line of Avenue B, the west line of said Lot 23, to the **POINT OF BEGINNING** and containing 0.185 acres of land (8,079 square feet), more or less, as surveyed on the ground by GE Reaves Engineering on November 24<sup>th</sup>, 2020.

*Anibal A. Gutierrez Jr.*

Anibal A. Gutierrez Jr.  
R.P.L.S. No. 3275  
GE Reaves Engineering  
Firm No. 10133700  
FN20-1034



Metes and Bounds for  
Tract "B"  
December 8th, 2020

Being a 0.075 acre tract (3,271 square feet) of land out of a variable width alley out of Block 17, New City Block 431, Bexar County, San Antonio, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING:** At a found  $\frac{1}{2}$ " iron rod with cap stamped "H.M.T." at the intersection of the north R.O.W. of Fourth Street, (variable width R.O.W.), and the east R.O.W. line of Avenue B, (50' R.O.W.), said point also being the southwest corner of a Lot 23, Block 17, Granda Subdivision, recorded in Volume 5870, Page 249, Deed and Plat records of Bexar County, Texas;

**THENCE:** North  $38^{\circ}01'42''$  East, 142.90 feet, along the east line of Avenue B, along the west line of said Lot 23, to a found mag nail on concrete to the **POINT OF BEGINNING** for the most westerly corner of this tract being described herein;

**THENCE:** North  $37^{\circ}14'48''$  East, 18.68 feet along said east R.O.W. line of Avenue B, along the west line of this tract, to a found  $\frac{1}{2}$ " iron rod, said point being the southwest corner of Lot 19, Block 17, for the most northerly corner of this tract being described herein;

**THENCE:** South  $50^{\circ}20'15''$  East, 60.27 feet departing from said east R.O.W. line of Avenue B, along the north line of this tract, the south line of Lot 19, to a set mag nail on pavement with washer stamped "GRE 3275", for an angle point on the north line of this tract being described herein;

**THENCE:** South  $43^{\circ}55'39''$  East, 105.05 feet, along the north line of this tract, the south line of Lots 20, 21, 22, Block 17, to a set mag nail on pavement with washer stamped "GRE 3275" on the west line of a 10' wide alley, the southeast corner of said Lot 22, for the most easterly corner of this tract being described herein;

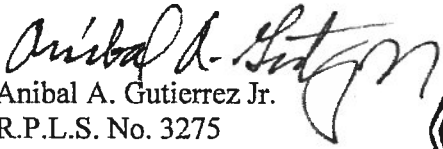
**THENCE:** South  $45^{\circ}50'50''$  West, 32.83 feet, along the east line of this tract, the west line of said 10' wide alley, to a set mag nail on pavement stamped "GRE 3275", for the most southerly corner of this tract being described herein;

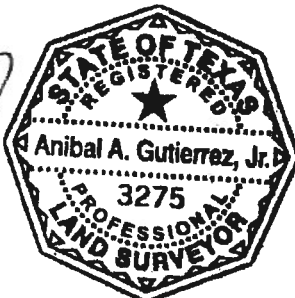
**THENCE:** North  $20^{\circ}20'23''$  West, 11.04 feet, across the north line of another 10' wide alley, the south line of this tract to a found mag nail in conc., said point being the most easterly corner of said Lot 23, an angle point on the south line of this tract being described herein;

**THENCE:** The following courses and distances along the south line of this tract, the north line of Said Lot 23;

North  $00^{\circ}03'54''$  West, 14.20 feet, to a set mag nail on pavement stamped "GRE 3275" for an angle point;  
North  $45^{\circ}22'34''$  West, 48.87 feet, to a set mag nail on pavement stamped "GRE 3275" for an angle point;  
North  $41^{\circ}35'21''$  West, 33.14 feet, to a found  $\frac{1}{2}$ " iron rod for an angle point;

**THENCE:** North  $50^{\circ}20'15''$  West, 60.27 feet, along the south line of this tract, the north line of said Lot 23, to the **POINT OF BEGINNING** and containing 0.075 acres of land (3,271 square feet), more or less, as surveyed on the ground by GE Reaves Engineering on November 24<sup>th</sup>, 2020.

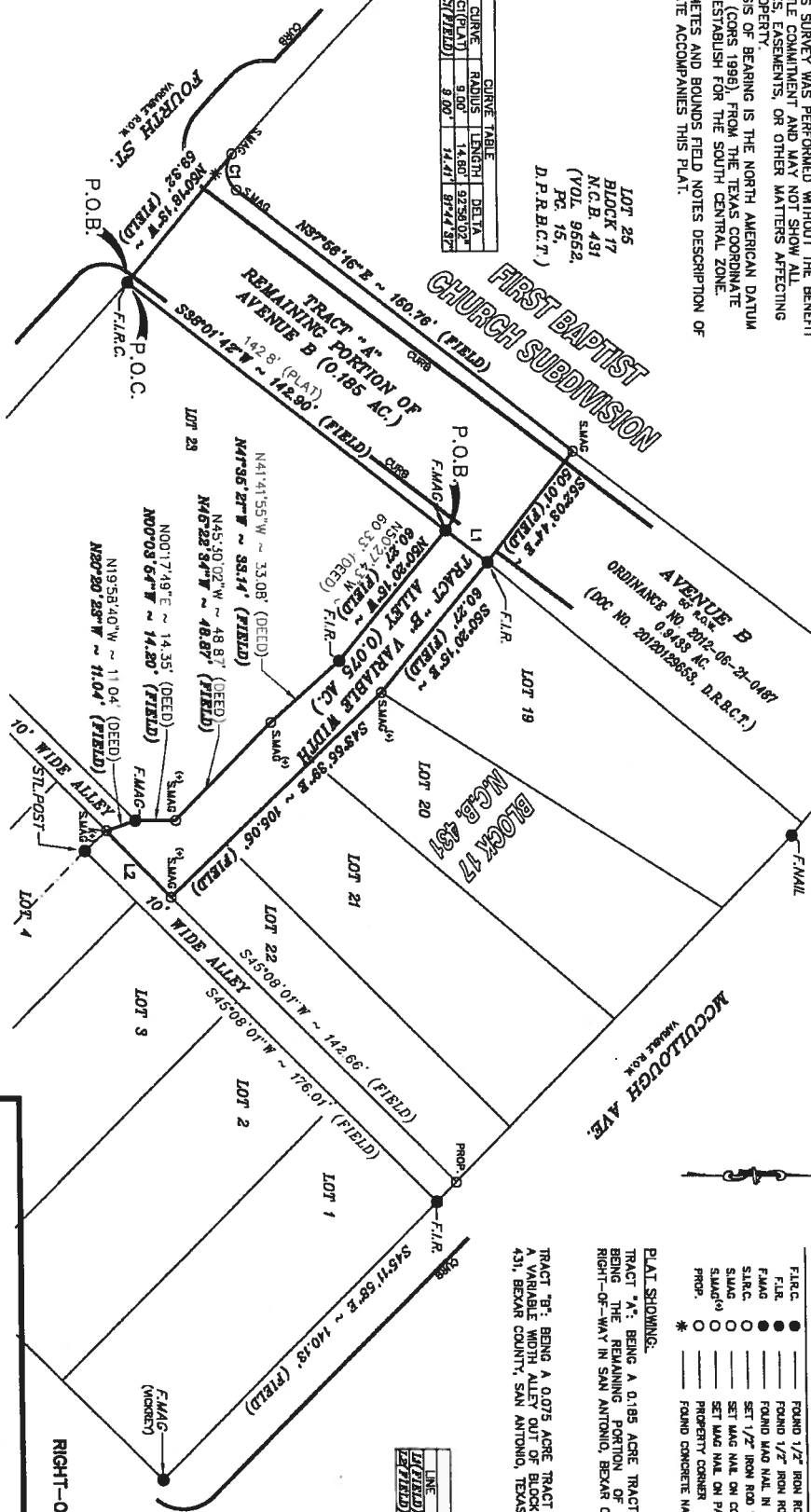
  
Anibal A. Gutierrez Jr.  
R.P.L.S. No. 3275  
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Firm No. 10133700  
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NOTES:  
 1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACKS, EASEMENTS, OR OTHER MATTERS AFFECTING THIS PROPERTY.  
 2. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983 (CORS 1983), FROM THE TEXAS COORDINATE SYSTEM ESTABLISH FOR THE SOUTH CENTRAL ZONE.  
 3. A METES AND BOUNDS FIELD NOTES DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.

LOT 25  
 BLOCK 17  
 N.C.B. 431  
 (VOL. 9652,  
 PG. 15,  
 D.P.R.B.C.T.)

CURVE	RADIUS	LENGTH	DELTA
CL (PLAT)	9.00'	14.80'	92.36 02°
CL (FIELD)	9.00'	14.41'	87.44 37°



**L E G E N D**  
 F.L.C. ● FOUND 1/2" IRON ROD W/ CAP (H.M.T.)  
 F.L.R. ○ FOUND 1/2" IRON ROD  
 F.M.A.G. ○ FOUND W/AD NAIL IN CONC.  
 S.L.R.C. ○ SET 1/2" IRON ROD W/ CAP (GRE 3275)  
 S.M.A.G. ○ SET W/AD NAIL IN CONC. W/ W/ASHER (GRE 3275)  
 S.M.A.G. ○ SET W/AD NAIL ON PAVEMENT W/ W/ASHER (GRE 3275)  
 P.R.O.P. ○ PROPERTY CORNER  
 \* ○ FOUND CONCRETE NAIL IN CONC.

**PLAT SHOWING:**  
 TRACT "A": BEING A 0.185 ACRE TRACT (8,079 SQUARE FEET) BEING THE REMAINING PORTION OF AVENUE B, A 50' RIGHT-OF-WAY IN SAN ANTONIO, BEXAR COUNTY, TEXAS.

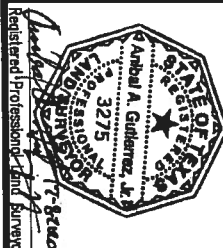
TRACT "B": BEING A 0.075 ACRE TRACT (3,271 SQUARE FEET) A VARIABLE WIDTH ALLEY OFF OF BLOCK 17, NEW CITY BLOCK 431, BEXAR COUNTY, SAN ANTONIO, TEXAS.

LINE	LENGTH	BEARING
1 (FIELD)	18.60'	N87°14'45" E
2 (FIELD)	52.63'	S46°50'50" W

DATE OF SURVEY: 11/24/20 COMPUTED BY: SL DRAWN BY: SL CHECKED BY: AAG

Revision Date	Scope/Description	Revision No.

GE Reeves Engineering (FIRM NO. 10133700)  
 5250 Collihan Road Suite #100  
 San Antonio, Texas 78228  
 Ph: (210) 490-4506 · Fax: (210) 490-4812



To the holder and/or landowner ~  
 I, Abdul A. Gulleraz, J.E., a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of easements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.  
 Scale 1" = 40'