

## METES AND BOUNDS

Being 0.044 acres of land, more or less, out of Lots 7 and 8, Block 17, New City Block 568, in the City of San Antonio, Bexar County, Texas, and being that same property described in a General Warranty Deed recorded in Volume 15677, Page 1665, Official Public Records, Bexar County, Texas, said 0.044 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found on the intersection of the West Right-of-Way line of N. Mesquite Street and the North Right-of-Way line of Brown Alley, same being the southeast corner of Lot 23, The Properties at Mesquite (Document No. 20210078822) and the **POINT OF COMMENCEMENT**;

**THENCE** along the North Right-of-Way line of said Brown Alley, South 89 degrees 37 minutes 23 seconds West (called South 89 degrees 39 minutes 42 seconds West), a distance of 41.56 feet (called 43.00 feet) to a 1/2 inch iron rod capped WALS set for the southeast corner of this 0.044 acres, from which a disturbed 1/2 inch iron found bears North 15 degrees 04 minutes 49 seconds East, a distance of 0.58 feet, said 1/2 inch iron rod set also being the southwest corner of said Lot 23 and the **POINT OF BEGINNING**;

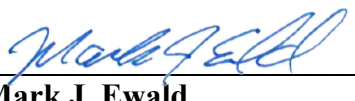
**THENCE** continuing along the North Right-of-Way line of said Brown Alley, North 89 degrees 54 minutes 49 seconds West, a distance of 36.00 feet to a 1/2 inch iron rod capped WALS set for the southwest corner of this 0.044 acres, same being the southeast corner of Vergel Construction LLC, 0.031 acres (Document No. 20220016253);

**THENCE** along the line common to this 0.044 acres and said Vergel 0.031 acres, North 00 degrees 15 minutes 33 seconds West, a distance of 53.20 feet (called 53 feet) to a 1/2 inch iron rod capped WALS set for the northwest corner of this 0.044 acres, same being the northeast corner of said Vergel 0.031 acres and on the South line of Curtis E. Gaitwood, et ux, tract (Volume 3918, Page 464);

**THENCE** along the line common to this 0.044 acres and said Gaitwood tract, South 89 degrees 08 minutes 56 seconds East, at a distance of 25.11 feet pass a 1/2 inch iron rod found for the southeast corner of said Gaitwood tract and the southwest corner of Lot 22 of said Properties at Mesquite, continuing for a total distance of 36.01 feet (called 36 feet) to a 1/2 inch iron rod found for the northeast corner of this 0.044 acres, same being on the South line of said Lot 22 and the northwest corner of said Lot 23;

**THENCE** along the line common to this 0.044 acres and said Lot 23, South 00 degrees 15 minutes 33 seconds East, a distance of 52.72 feet (called 53 feet) to the **POINT OF BEGINNING**, and containing 0.044 acres of land, more or less.

**I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.**

  
Mark J. Ewald  
Registered Professional Land Surveyor  
Texas Registration No. 5095  
July 27, 2022

