

FIELD NOTES

3.7143 Acres

September 11, 2020
19-S-1188rev

Being an area of 3.7143 acres of land and being comprised of 2.7285 acres out of and a part of that certain Victory Acres, City of San Angelo, Tom Green County, Texas as per plat recorded in Volume 114, Page 269, Official Public Records of Real Property of Tom Green County, Texas and 0.9858 acre being all of Lot 11, 12, 13 and 14 and the west 36.00 feet of Lots 1, 2, 3, and 4, Block 30, Angelo Heights Addition, City of San Angelo, Tom Green County, Texas, that certain 20.00 foot alley (Closed) as described and recorded in Quit Claim Deed in Instrument No. 202010433, Official Public Records of Tom Green County, Texas and lying adjacent to said Lots 1, 2, 3, and 4 and Lots 11, 12, 13, and 14 of said Block 30 and 30.00 feet of abandoned Cottonwood Street lying adjacent to said Lots 11, 12, 13 and 14 and said 3.7143 acre tract being more particularly described by metes and bounds as follows;

Beginning at a ½" iron pipe set for the east southeast corner of this tract and also being the northeast corner of a certain 30' wide alley and said beginning corner also being in the west or southwest line of Elm Street;

Thence with the north line of said 30' alley, S. 60° W. at 140.00 feet pass the northwest corner of said 30' alley, in all a total distance of 160.00 feet to a ½" iron pipe set for an ell corner of this tract and said Victory Acres;

Thence, S. 30° E. 180.00 feet to a ½" iron pipe found for the south southeast corner of this tract and said Victory Acres;

Thence, S. 60° W. 140.00 feet to a ½" iron pipe set for the south southwest corner of this tract and said Victory Acres;

Thence, N. 30° W. 60.00 feet to a ½" iron rod found for an ell corner of this tract and said Victory Acres;

Thence, S. 60° W. at 164.00 feet pass the west southwest corner of said Victory Acres and the southeast corner of said 0.9858 acre tract, in all a total distance of 390.00 feet to a ½" iron pipe set for the southwest corner of this tract and said 0.9858 acre tract and being in the center of said abandoned Cottonwood Street;

Thence with the west or southwest line of this tract, said 0.9858 acre tract and the center of said abandoned Cottonwood Street, N. 30° W. 190.00 feet to the northwest corner of this tract and said 0.9858 acre tract ;

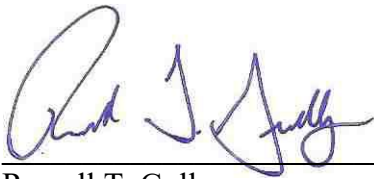
Thence with the north or northwest line of this tract and said 0.9858 acre tract, N. 60° E. 226.00 feet to a ½" iron pipe set for the northeast corner of said 0.9858 acre tract;

Thence with the east or northeast line of said 0.9858 acre tract S. 30° E. 37.50 feet to a ½" iron pipe set for the northwest corner of said 2.7285 acre tract and the southwest corner of that certain tract to the City of San Angelo for park purposes as per plat of said Victory Acres;

Thence with the north or northwest line of this tract and said 2.7285 acre tract and the south or southeast line of said City of San Angelo tract as follows, N. 44° 33' 59" E. 13.40 feet to a ½" iron pipe set for corner, N. 20° 11' 04" E. 85.75 feet to an "x" on rock set for corner, N. 06° 33' 19" E. 82.50 feet to an "x" on rock set for corner, N. 38° 00' 17" E. 54.99 feet to a ½" iron pipe set for corner, N. 51° 30' 17" E. 204.70 feet to a railroad spike set for corner, N. 83° 10' 17" E. 83.10 feet to a ½" iron pipe set for corner, S. 40° 49' 11" E. 33.27 feet to a ½" iron pipe set for the northeast corner of this tract and said 2.7285 acre tract and being in the east or northeast line of said Victory Acres and in the west or southwest line of said Elm Street;

Thence with the east or northeast line of this tract, said 2.7285 acre tract and said Victory Acres and the west or southwest line of said Elm Street, S. 30° E. 142.72 feet to the place of beginning and containing an area of 3.7143 acres of land.

See Attached Plat of Survey.



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