

CAESAR A. GARCIA

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5904

14384 HUBER RD.

SEGUIN, TX 78155

STATE OF TEXAS
COUNTY OF BEXAR

0.891 ACRE
7619 ECKHERT RD.

A 0.891 ACRE TRACT OF LAND OUT OF THE M.B. DE LOS SANTOS SURVEY NO. 82, ABSTRACT 664, NEW CITY BLOCK 17973 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING ALL OF THAT SAME 0.8914 ACRE TRACT CONVEYED TO KHALID MUSTAFA BY DEED RECORDED IN DOCUMENT NO. 20190240982 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½” iron rod found in the northwest right-of-way line of Eckhert Road, a.k.a. F.M. 1518 (variable width right-of-way) for the south corner of that certain 0.144-acre tract of land conveyed to the State of Texas by deed recorded in Volume 5848, Page 1638 of the Deed Records of Bexar County, Texas, same being the east corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, S 40°55’19” W (S 40°56’15” W, 192.55 feet per deed), with the northwest right-of-way line of Eckhert Road, a distance of **192.52 feet** to a nail set for the east corner of the remainder of that certain 2.114-acre tract of land conveyed to Harold J. Langfeld and Darline J. Langfeld by deed recorded in Volume 6685, Page 692 of the Deed Records of Bexar County, Texas, same being the south corner of this herein described tract;

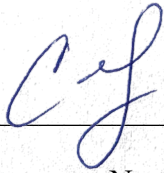
THENCE, N 26°04’52” W (N 26°04’28” W, 231.17 feet per deed), leaving the northwest right-of-way line of Eckhert Road, with the east line of said Langfeld tract, a distance of **231.06 feet** to a ½” iron rod found in the southeast line of Lot 14, Block 1, New City Block 17973 for the north corner of said Langfeld tract, same being the west corner of this herein described tract;

THENCE, N 45°38’17” E (N 45°39’27” E, 180.10 feet per deed), with the southeast line of said Lot 14, a distance of **180.13 feet** to a ½” iron rod found for the north corner of said 0.144-acre State of Texas Tract, same being the north corner of this herein described tract;

THENCE, S 27°44'49" E (S 27°45'24" E, 212.52 feet per deed), with the west line of said 0.144-acre tract, a distance of **212.44 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.891 of one acre (38,808 square feet) of land, more or less, within these metes and bounds.

All field bearings are referenced to the North American Datum of 1983 (NAD83) Horizontal Datum, Texas State Plane Coordinate System, South Central Zone.

I hereby certify that this survey was performed upon the ground September 26, 2025, under my direct supervision and is true and correct to the best of my knowledge.



Caesar A. Garcia
Registered Professional Land Surveyor No. 5904

