

METES AND BOUNDS

Being 0.272 acres of land, more or less, being all of Lots 1 and 2, Block 3, New City Block 7900, W.H. Stanley's Subdivision, an addition to the City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 980, Page 26 Deed and Plat Records, Bexar County, Texas, and being that same property conveyed in a Foreclosure Sale Deed recorded in Document No. 20210091712, Official Public Records, Bexar County, Texas, **SAVE & EXCEPT** a called 0.006 acres and a call 0.004 acres described as Property No. 1 and Property No. 2 in a Final Judgement recorded in Volume 11720, Page 398, Official Public Records, Bexar County, Texas; said 0.272 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod capped WALs set for the southwest corner of this 0.272 acres, same being on the North Right-of-Way line West Hart Avenue and the southeast corner of Lot 3, Block 3 of said W. H. Stanley's Subdivision, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.272 acres and said Lot 3, North 00 degrees 00 minutes 00 seconds West, a distance of 115.00 feet to a point for the northwest corner of this 0.272 acres, from which the center of a 3-inch metal fence post bears South 29 degrees 18 minutes 39 seconds West, a distance of 1.55 feet, said point also being the northeast corner of said Lot 3 and on the South line of Amirali Hussan Momin, 0.551 acres (Volume 5922, Page 1320);

THENCE along the line common to this 0.272 acres and said Momin 0.551 acres, North 90 degrees 00 minutes 00 seconds East, a distance of 103.15 feet to a pk nail with washer set for the northeast corner of this 0.272 acres, same being on the South line of said Momin 0.551 acres and on the West Right-of-Way line of Pleasanton Road;

THENCE along the West Right-of-Way line of said Pleasanton Road South 00 degrees 01 minutes 53 seconds West, a distance of 110.00 feet to a pk nail with washer set for a point of curvature to the right for this 0.272 acres, same being on the intersection of the West Right-of-Way line of said Pleasanton Road and the North Right-of-Way line of said West Hart Avenue;

THENCE along the intersection of the West Right-of-Way line of said Pleasanton Road and the North Right-of-Way line of said West Hart Avenue, with said curve to the right, having a radius of 5.00 feet, an arc length of 7.84 feet, a chord length of 7.06 feet and bearing of South 44 degrees 56 minutes 29 seconds West, and a delta angle of 89 degrees 53 minutes 07 seconds to a pk nail with washer set for a point of tangency for this 0.272 acres, same being on the North Right-of-Way line of said West Hart Avenue;

THENCE along the North Right-of-Way line of said West Hart Avenue, South 90 degrees 00 minutes 00 seconds West, a distance of 98.10 feet to the **POINT OF BEGINNING**, and containing 0.272 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.


Mark J. Ewald

