

CAESAR A. GARCIA

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5904

14384 HUBER RD.

SEGUIN, TX 78155

STATE OF TEXAS
COUNTY OF BEXAR

0.229 ACRE
7607 ECKHERT RD.

A 0.229 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 OUT OF A SO CALLED 198 ACRE TRACT DESCRIBED IN VOLUME 223, PAGE 128 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF SO CALLED LOT 4, C.B. 04446 AS CONVEYED TO HAROLD AND DARLENE LANGFELD BY DEED RECORDED IN VOLUME 6685, PAGE 695 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail set 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 0.8914-acre tract of land conveyed to Kahlid Mustafa by deed recorded in Document No. 20190240982 of the Official Public Records of Bexar County, Texas, same being the south corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, N 49°07'36" W, leaving the northwest right-of-way line of Eckhert Road, over and across said Langfeld tract, a distance of **220.16 feet** to a ½" iron rod set in a fence line marking the southeast line of Lot 14. Block 1, N.C.B. 17973 for the west corner of this herein described tract;

THENCE, N 45°38'17" E, with the southeast line of said Lot 14, a distance of **90.76 feet** to a ½" iron rod found for the west corner of said 0.8941-acre tract, same being the north corner of this herein described tract;

THENCE, S 26°04'52" E, with the west line of said 0.8914-acre tract, a distance of **231.06 feet** to the **POINT OF BEGINNING** of this herein described tract, containing 0.229 of one acre (9,957 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 December 3, 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

