

STATE OF TEXAS §
COUNTY OF BEXAR §

BEING A 0.478 – ACRE TRACT, OUT OF LOT 47, BLOCK 25, NEW CITY BLOCK 3688, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT OF THE RESUBDIVISION OF LOTS 1-2-3-24-25 & 26 RECORDED IN VOLUME 642, PAGE 219, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (DPRBCT), AND BEING THAT SAME PROPERTY CONVEYED IN A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 18987, PAGE 1541, OFFICAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS (OPRBCT), SAID 0.478 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING from a 1/2" iron rod found at the cutback on the intersection of the existing north right-of-way of Rocco Street and the existing east right-of-way of Cupples Road, for the southwest corner of Lot 1, Save and Except 0.0271 acres as recorded in Document No. 20150059026, OPRBCT, said Lot 1 being a part of the Mazzurana Addition according to the plat thereof recorded in Volume 2575, Pages 223-224, DPRBCT;

THENCE North 39°10'01" West, 28.03 feet with said cutback to a point on the existing east right-of-way of Cupples Road, at the west corner of said cutback for an angle point;

THENCE North 05°49'46" East, 90.26 feet with the existing east right-of-way of Cupples Road to a 1/2" iron rod set with yellow cap "RPLS 6500" at the northwest corner of said remainder of Lot 1, for the southwest corner and POINT OF BEGINNING of this herein described tract;

THENCE North 05°49'46" East, 93.00 feet with the existing east right-of-way of Cupples Road, to a point on the south line of the City of San Antonio 0.2839 – acre tract as recorded in Volume 16973, Page 2175, OPRBCT, for the northwest corner of this herein described tract, from which an "X" cut into a concrete sidewalk for reference bears – North 84°20'55" West, 3.00 feet;

THENCE South 84°20'55" East, with the south line of said San Antonio 0.2839 acres, at a distance of 57.99 feet pass a 1/2" iron rod found with cap "Bain, inc." at the southeast corner of said San Antonio 0.2839 acres and the southwest corner of the Candelaria Romo Tract as recorded in Volume 14752, Page 1918, OPRBCT, and continuing for a total distance of 223.77 feet to a 1" pipe found on the west boundary of the Sylvia Perez Tract as recorded in Document No. 20020193062, OPRBCT, at the southeast corner of the Thomas Alvarado, et ux Tract as recorded in Volume 3759, Page 283, Deed Records of Bexar County, Texas, for the northeast corner of this herein described tract;

THENCE South 05°49'46" West, 93.00 feet with the west line of said Perez Tract to a 1/2" iron rod set with yellow cap "RPLS 6500" on the north line of Lot 3 of said Mazzurana Addition, at the southwest corner of said Perez Tract, for the southeast corner of this herein described tract;

THENCE North 84°20'55" West, 223.77 feet with the north line of Lots 3, 2 and 1 of said Mazzurana Addition to the POINT OF BEGINNING and containing 0.478 acres of land, more or less.

BASIS OF BEARINGS DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Cory Blake Silva
RPLS No. 6500
December 17, 2021
Job No. 211211185

