

METES AND BOUNDS
FOR
0.0691 ACRES

BEING 0.0691 acres of land (3,010 sf) consisting of the northwest portion of the west half of vacated June Avenue as recorded in Volume 18501 Page 1689 of the Official Public Records of Bexar County, Texas and being that portion that is adjacent to Lot 17, Block 12, N.C.B. 1205 as show on plat of the Government Heights Addition recorded in Volume 8000 Page 1 of the Deed and Plat Records of Bexar County, Texas, said 0.0691 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a set ½" iron rod with yellow cap stamped IES RPLS 4905 on the south line of Dignowity Avenue, (a 50 foot wide right-of-way) for the northeast corner of said Lot 17, and being the northwest corner of said vacated June Avenue and the tract described herein;

THENCE: N 76° 29' 40" E, a distance of 33.21 feet, on the south right-of-way line of Dignowity Avenue, to the point of intersection with the centerline of said vacated June Avenue for the northeast corner of the herein described tract;

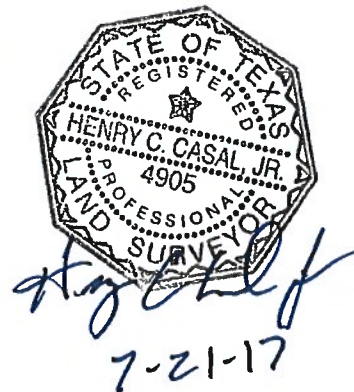
THENCE: S 00° 25' 22" E, a distance of 119.91 feet, departing the south line of Dignowity Avenue and on the centerline of said vacated June Avenue to the point of intersection with the projected south line of said Lot 17 for the southeast corner of the herein described tract;

THENCE: S 76° 36' 38" W, a distance of 25.65 feet, crossing the west half of said vacated June Avenue to the southeast corner of said Lot 17, also being the northeast corner of Lot 19, Block 12, N.C.B. 1205 as shown on plat of the Government Heights Addition of record in Volume 8500 Page 116 of the Deed and Plat Records of Bexar County, Texas and the southwest corner of the herein described tract;

THENCE: N 00° 25' 22" W, a distance of 112.31 feet, on the east line of said Lot 17, to a set ½" iron rod with yellow cap stamped IES RPLS 4905 for a point of curvature;

THENCE: Continuing on the east line of said Lot 17, with a curve to the left having a radius of 6.00 feet, a central angle of 103°04'58", an arc length of 10.80 feet and a chord bearing and distance of N 51° 57'51" W, 9.40 feet, to the POINT OF BEGINNING and containing 0.0691 acres of land in the City of San Antonio, Bexar County, Texas. Survey exhibit provided herewith. Basis of bearings is NAD83(2011) Texas State Plane South Central Zone.

Date Surveyed: July 21, 2017



METES AND BOUNDS
FOR
0.0696 ACRES

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BEING 0.0696 acres of land (3,032 sf) consisting of the southwest portion of the west half of vacated June Avenue as recorded in Volume 18501 Page 1689 of the Official Public Records of Bexar County, Texas and being that portion that is adjacent to Lot 19, Block 12, N.C.B. 1205 as show on plat of the Government Heights Addition recorded in Volume 8500 Page 116 of the Deed and Plat Records of Bexar County, Texas, said 0.0696 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with yellow cap stamped IES RPLS 4905 on the north line of Runnels Avenue, (a 50 foot wide right-of-way) for the southeast corner of said Lot 19, and being the southwest corner of said vacated June Avenue and the tract described herein;

THENCE: On the east line of said Lot 19, with a curve to the left having a radius of 16.00 feet, a central angle of $77^{\circ}02'23''$, an arc length of 21.51 feet and a chord bearing and distance of $N 38^{\circ} 05'50'' E$, 19.93 feet, to a set $\frac{1}{2}$ " iron rod with yellow cap stamped IES RPLS 4905 for a point of tangency;

THENCE: $N 00^{\circ} 25' 22'' W$, a distance of 107.26 feet, on the east line of said Lot 19 to the northeast corner of said Lot 19 also being the southeast corner of Lot 17, Block 12, N.C.B. 1205 as shown on plat of the Government Heights Addition of record in Volume 8000 Page 1 of the Deed and Plat Records of Bexar County, Texas and the northwest corner of the herein described tract;

THENCE: $N 76^{\circ} 36' 38'' E$, a distance of 25.65 feet, crossing the west half of said vacated June Avenue on the projected north line of said Lot 19 to the point of intersection with the centerline of said vacated June Avenue for the northeast corner of the herein described tract;

THENCE: $S 00^{\circ} 25' 22'' E$, a distance of 120.00 feet, on the centerline of said vacated June Avenue to the point of intersection with the north line of Runnels Avenue for the southeast corner of the herein described tract;

THENCE: $S 76^{\circ} 37' 25'' W$, a distance of 38.39 feet, on the north line of Runnels Avenue to the POINT OF BEGINNING and containing 0.0696 acres of land in the City of San Antonio, Bexar County, Texas. Survey exhibit provided herewith. Basis of bearings is NAD83(2011) Texas State Plane South Central Zone.

Date Surveyed: July 21, 2017

