

METES & BOUNDS DESCRIPTION

OF A 0.38 ACRE TRACT BEING LOTS 22 AND 23, NEW CITY BLOCK 12489, MONTE VISTA TERRACE SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6400, PAGE 111, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, **SAVE AND EXCEPT** THAT PORTION THEREOF LYING WITHIN A 0.006 ACRE (244 SQ. FT.) TRACT CONVEYED TO THE CITY OF SAN ANTONIO PER VOLUME 15328, PAGE 2122, AND CORRECTED IN DOCUMENT NO. 20190191951, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a cotton spindle found in the westerly R.O.W. line of Papa Bear Ln. (an 18' Alley and 25' Drainage R.O.W., as per Vol. 5870, Pg. 56 and Vol. 6400, Pg. 111, Deed and Plat Records of Bexar County, Texas) for the northeast corner of the herein described tract, the northeast corner of said Lot 23, the southeast corner of a called 0.673 acre tract as deeded to Gejar LLC in Vol. 16634, Pg. 2447, Real Property Records of Bexar County, Texas;

THENCE along and with said R.O.W. line, same being the east line of the herein described tract, the east line of said Lot 23, S 00°09'24" E, 90.20 feet (called 90.2 feet, per plat) to a capped ½" iron rod set for the southeast corner of the herein described tract, the northeast corner of Lot 21, N.C.B. 12489, Monte Vista Terrace, as recorded in Vol. 5970, Pg. 85, Deed and Plat Records of Bexar County, Texas;

THENCE along the common line of said Lot 22 and Lot 21, same being the south line of the herein described tract, S 89°44'17" W, 181.80 feet (182.8 feet, per plat) to a calculated point for the southwest corner of the herein described tract, the southeast corner of said Save and Except Tract, the northwest corner of said Lot 21, a point in the new easterly R.O.W. line of Blanco Road (a minimum 55.6 feet Variable Width R.O.W.);

THENCE along the easterly R.O.W. line of said Blanco Road, same being the west line of the herein described tract, N 00°09'24"W, 90.20 feet (90.2 feet, per plat) to a PK nail found for the northwest corner of the herein described tract, the southwest corner of said Gejar Tract;

THENCE along and with the south line of said Gejar Tract, same being the north line of the herein described tract, N 89°44'17" E, 181.80 feet (182.8 feet, per plat) to the **POINT OF BEGINNING** and containing 0.38 acres, more or less.

Basis of Bearing: Texas South Central Zone, NAD 83.
All set ½" iron rods capped with "Amerisurveyors" cap.

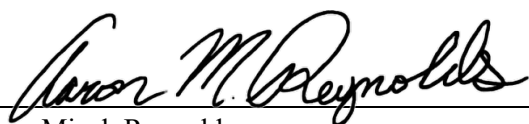
These Metes and Bounds do not constitute a legal description and are for descriptive purposes only.

STATE OF TEXAS §

September 19, 2017

COUNTY OF HAYS §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Aaron Micah Reynolds
Registered Professional Land Surveyor
Registration No. 6644

