

**METES AND BOUNDS DESCRIPTION
FOR**

A 0.792 acre, or 34,478 square feet more or less, tract of land being the remainder of Lot 39, Block 9, New City Block 15670, JSM Subdivision recorded in Volume 9529, Page 220 of the Deed and Plat Records of Bexar County, Texas, same being all of Lot 39, Block 9, New City Block 15670, of said JSM Subdivision, save and except that portion deeded to the State of Texas recorded in Volume 11923, Page 1422 of the Official Public Records of Bexar County, Texas. Said 0.792 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

BEGINNING: At a point on the northwest right-of-way line of U.S. Highway 281, the northeast line of a tract described in deed to Vizza Wash, L.P. recorded in Volume 12412, Page 2192 of said Official Public Records, the south corner of the herein described;

THENCE: N 75°50'04" W, departing the northwest right-of-way line of said U.S. Highway 281, along and with the northeast line of said Vizza tract, a distance of 133.91 feet to a point at the re-entrant corner of said Vizza tract, the west corner of the herein described tract;

THENCE: N 14°11'59" E, along and with the southeast lines of Vizza tract, the southeast line of the remainder of Lot 38, Block 9, New City Block 15670, Alanna Jean Subdivision, recorded in Volume 9528, Page 165 of said Deed and Plat Records, a distance of 326.49 feet to a point on the southwest right-of-way line of said U.S. Highway 281, the east corner of said remainder of Lot 38, the north corner of the herein described tract;

THENCE: Along and with southwest and northwest right-of-way lines of said U.S. Highway 281, the following bearings and distances:

Southeasterly, along a curve to the right, said curve having a radius of 579.00 feet, a central angle of 20°31'33", a chord bearing and distance of S 26°15'48" E, 206.32 feet, for an arc length of 207.42 feet to a point;

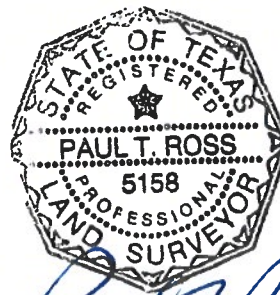
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S 14°11'30" W, a distance of 169.44 feet to the POINT OF BEGINNING, and containing 0.792 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 3275-12 by Pape-Dawson Engineers, Inc.

“This document was prepared under 22TAC663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: January 18, 2018
JOB NO. 3275-12
DOC. ID. N:\CIVIL\3275-12\Word\3275-12 FN.docx



Paul T. Ross
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