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METES AND BOUNDS
DESCRIPTION OF A
0.4960 ACRE TRACT OF LAND

A Metes and Bounds description of a 0.4960 acre (21,608 square feet) tract of land situated in New City Block (N.C.B.) 17700, City of San Antonio and in the Collins McRae Survey No.391, Abstract 482, County Block 4782, Bexar County, Texas; being a portion of Lot 19, Block 1 of Hope Church Subdivision, plat of which is recorded in Volume 20001, Page 1061 of the Bexar County Deed and Plat Records (B.C.D.P.R.); and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (w/cap stamped "PFEIFFER") found on the northwesterly right-of-way line of F.M. Loop 1604 (300' wide public right-of-way) marking the southern-most corner of Lot 6, Block 1, N.C.B. 17700 of The Ridge (Central) Subdivision, plat of which is recorded in Volume 9660, Page 210 B.C.D.P.R.; (Texas Grid Coordinates North: 13,764,440.11 feet, East: 2,104,214.96 feet)

THENCE, South 62°05'29" West, 50.26 feet with said northwesterly right-of-way line of F.M. Loop 1604 to a 1/2-inch iron rod (w/cap stamped "JONES|CARTER") set marking the eastern-most corner of Lot 1, Block 1, N.C.B. 17700 of The Ridge Subdivision, plat of which is recorded in Volume 9601, Page 137 B.C.D.P.R.;

THENCE, North 32°00'01" West, 431.16 feet with the boundary of said Lot 1 to a "P-K" nail (w/shiner stamped "JONES|CARTER") set marking the northern-most corner of said Lot 1;

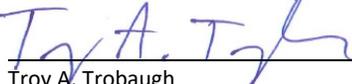
THENCE, North 62°21'51" East, 50.28 feet over and across said Lot 19 to a 1/2-inch iron rod found marking a northwesterly corner of Lot 901, Block 1 of the aforesaid The Ridge (Central) Subdivision;

THENCE, with the westerly boundary of said Lots 901 and 6 of The Ridge (Central) Subdivision, South 32°00'01" East, at 141.67 feet passing the western-most common corner of said Lots 901 and 6, continuing for a total distance of 430.92 feet to the POINT OF BEGINNING, containing 0.4960 acre of land in Bexar County, Texas.

Note: The bearings, distances, areas and coordinates shown hereon are Texas Coordinate System grid, South Central Zone (NAD'83), as determined by Global Positioning System (GPS) with NGS OPUS post processing. The unit of linear measurement is U.S. Survey Feet. To convert grid distances to surface, apply the combined grid to surface scale factor of 1.00016994. Please review the record instruments cited hereon to compare the survey bearings and distances with the record calls.



JONES|CARTER, INC.
 Texas Board of Professional Land Surveyors Registration No.100461-05


 Troy A. Trobaugh
 Registered Professional Land Surveyor #6241

Signature Date: November 18, 2019