

METES AND BOUNDS DESCRIPTION
FOR A 33.296 ACRE TRACT OF LAND

Being a 33.296 acre tract of land located in the A. Navarro Survey No. 5, Abstract No. 12, County Block 4295, Bexar County, Texas, being that same land called 33.4225 acres, recorded in Document No. 20140035289, Official Public Records, Bexar County, Texas, said 33.296 acre tract of land being more particularly described as follows:

BEGINNING at a found 5/8 inch iron pin (disturbed) in the East right of way line of Somerset Road for the Southwest corner of a called 1269.456 acre tract, recorded in Document No. 20110023573, Official Public Records, Bexar County, Texas, Same point being the Southeast corner of a called 0.050 acre Highway right of way taking, County of Bexar, recorded in Volume 2795, Page 575, the Northeast corner of a called 1.682 acre Highway right of way taking, County of Bexar, recorded in Volume 2566, Page 349, and the Northeast corner of the aforementioned called 33.4225 acre tract, recorded in Document No. 20140035289, Official Public Records, Bexar County, Texas;

THENCE departing the East right of way line of Somerset Road, with the South line of said 1269.456 acre tract, S 81°12'16" E, a distance of 2704.71 feet to a 3" cedar fence post in the South line of said 1269.456 acre tract for the Northwest corner of a called 198.891 acre tract, "Tract 1", recorded in Document No. 20100231464, Official Public Records, Bexar County, Texas, same point being the Northeast corner of the herein described tract;

THENCE departing the South line of said 1269.456 acre tract, with the West line of said 198.891 acre tract, "Tract 1", S 14°49'51" W, a distance of 552.65 feet to a found 5/8" iron pin for the Northeast corner of a called 33.4226 acre tract, "Tract B", recorded in Document No. 20050161887, Official Public Records, Bexar County, Texas, same point being the Southeast corner of the herein described tract;

THENCE departing the West line of said 198.891 acre tract, "Tract 1", with the North line of said 33.42266 acre tract, "Tract B", N 80°27'57" W, a distance of 2765.99 feet to a set 1/2" iron pin with cap "HMT" in the East line of Somerset Road, same line being the East line of the aforementioned 1.682 acre Highway right of way taking, County of Bexar, recorded in Volume 2566, Page 349, for the Northwest corner of said 33.42266 acre tract, "Tract B", same point being the Southwest corner of the herein described tract;

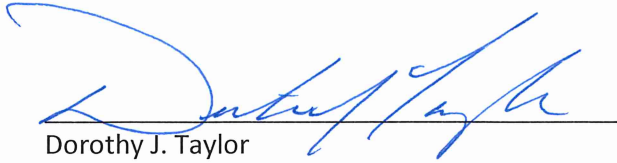
THENCE departing the North line of said 33.42266 acre tract, "Tract B", with the East line of said 1.682 acre Highway right of way taking, County of Bexar, recorded in Volume 2566, Page 349, and the East line of Somerset Road, the following three (3) calls:

1. N 26°09'12" E, a distance of 183.00 feet to a found 1/2" iron pin for a corner, and the beginning of a curve;
2. With the arc of a curve to the left, having a radius of 1440.90 feet, an arc length of 270.30 feet and a chord bearing N 20°41'51" E, a distance of 269.90 feet to a found 1/2" iron pin for a corner;
3. N 15°32'31" E, a distance of 75.69 feet to the POINT OF BEGINNING, containing 33.296 acres of land in Bexar County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Written December 7th, 2020.

Reference survey of said 33.296 acre tract of land prepared this same date.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

12-7-20

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