

Metes and Bounds of

0.5774 acres of land in the City of San Antonio, Bexar County, Texas out of Anchor Drive being a 55 foot public right-of-way initially established as a 50 foot right-of-way by subdivision plat of LOCKHILL ESTATES, UNIT NO. 2 recorded in Volume 2805, Page 118 of the Deed and Plat Records of Bexar County, Texas, increased in width by a 5 foot dedication per subdivision plat of LOCKWEST APARTMENTS as recorded in Volume 9544, Page 6 of the Deed and Plat Records of Bexar County, Texas, being more particularly described as follows;

BEGINNING: at a 1/2-inch found iron rod with cap stamped "MBC" at the intersection of the southeast right-of-way line of Amhurst Drive (variable width right-of-way) and the southwest right-of-way line of Anchor Drive, being the west most north corner of Lot 5, Block 20, New City Block (N.C.B.) 11766 of said LOCKWEST APARTMENTS, for the west corner of this tract described herein;

Thence: along the projected southeast right-of-way line of Amhurst Drive the following courses and distances:

North 41° 17' 08" East, a distance of 20.23 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" for a corner;

North 48° 39' 14" West, a distance of 4.42 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" for a corner;

North 41° 17' 08" East, a distance of 24.86 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" for the north corner of this tract described herein;

Thence: over and across the right-of-way of Anchor Drive the following courses and distances:

South 48° 40' 08" East, a distance of 809.52 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" for the east corner of this tract described herein;

South 41° 20' 39" West, a distance of 30.05 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" on the southwest right-of-way line of Anchor Drive being the northeast boundary line of said Lot 5, for the south corner of this tract described herein;

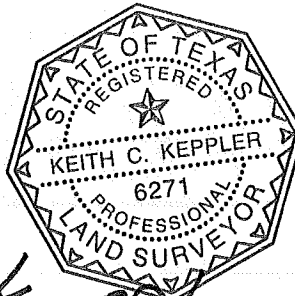
Thence: North 48° 39' 20" West, along the southwest right-of-way line of Anchor Drive, a distance of 790.03 feet to a 1/2-inch found iron rod with cap stamped "MBC" at the point of curvature of a curve to the right and continuing along said curve having a radius of 15.00 feet, a delta angle of 91° 04' 29", an arc length of 23.82 feet, of which the chord bears South 85° 58' 58" West, a distance of 21.39 feet to the **POINT OF BEGINNING** and containing 24,281 square feet or 0.5774 acres of land.

Note: Basis of bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

Exhibit Plat accompanying this description of even date.

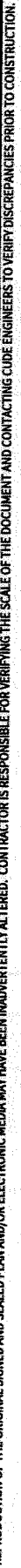
Keith C. Keppler
Registered Professional Land Surveyor
Texas No. 6271

Project No. 02879.000
April 10, 2014



4-10-2014

Keith C. Keppler



L#	BEARING	DISTANCE
L1	N41°17'08"E	20.23'
L2	S48°39'19"E	4.42'
L3	N41°17'08"E	24.86'
L4	S41°20'39"W	30.06'

LEGEND

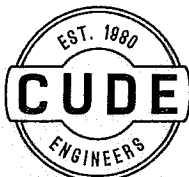
D.P.R. = DEED AND PLAT RECORDS
F.I.R. = FOUND IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY

NOTES:

1. Basis of Bearing is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).
2. A Metes and Bounds description accompanying this survey plat of even date.
3. All property corners are 1/2" set iron rods with red cap stamped "MW CUDE" unless otherwise noted.

Exhibit - EXHIBIT OF

0.5574 of an acre of land in the City of San Antonio, Bexar County, Texas out of Anchor Drive (a 50 foot wide dedicated Public Right of Way) established by Subdivision Plat of Lockhill Estates Unit No. 2 recorded in Volume 2805, Page 118, Deed and Plat Records of Bexar County, Texas.



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