



METES AND BOUNDS DESCRIPTION
FOR

A 0.391 acre (17,048 square feet) tract of land out of Lot 17-A, Block 20, County Block 5742, Exxon Subdivision Unit 10 in the City of Terrell Hills, Bexar County, Texas, recorded in Volume 9514, Page 1 of the Deed and Plat Records of Bexar County, Texas. Situated in County Block 5742, in the City of Terrell Hills, Bexar County, Texas. Said 0.391 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:

COMMENCING: At a point on the existing northwest right-of-way line of Austin Highway (U.S. Highway 81 or Loop 368) (a variable width right-of-way, 100-foot minimum) as widened in a deed recorded in Volume 2163, Page 118 of the Deed Records of Bexar County, Texas, the south line of Rittiman Road, closed by City Ordinance No. 2015-06-04-0483 and recorded in Volume 17288, Page 240 of the Official Public Records of Bexar County, Texas, at the northeast corner of said Lot 17-A, from which a found $\frac{1}{2}$ inch iron rod bears North $00^{\circ}51'55''$ West, a distance of 1.30 feet;

THENCE: South $00^{\circ}51'55''$ East, departing the south line of said closed Rittiman Road, along and with the existing northwest right-of-way line of said Austin Highway, the east line of said Lot 17-A, a distance of 20.72 feet to a set $\frac{1}{2}$ inch iron rod with yellow cap marked "Pape-Dawson" for the POINT OF BEGINNING of the herein described 0.391 acre tract;

THENCE: South $00^{\circ}51'55''$ East, continuing along and with the existing northwest right-of-way line of said Austin Highway, the east line of said Lot 17-A, a distance of 4.62 feet to an angle point on the existing right-of-way line of said Austin Highway, the southeast corner of said Lot 17-A, from which a found iron rod with Gibbons cap bears North $00^{\circ}51'55''$ West, a distance of 1.52 feet;

- THENCE: Continuing along and with the existing northwest right-of-way line of said Austin Highway, the southeast line of said Lot 17-A, and southwesterly along a non-tangent curve to the left, said curve having a radial bearing of South 22°38'14" East, a radius of 1196.28 feet, a central angle of 14°32'20", a chord bearing and distance of South 60°05'36" West, 302.75 feet, for an arc length of 303.56 feet to an angle point in the existing northwest right-of-way line of said Austin Highway, the southeast corner of said Lot 17-A, from which a found iron rod with Gibbons cap bears South 89°35'15" West, a distance of 1.88 feet;
- THENCE: South 89°35'15" West, continuing along and with the existing northwest right-of-way line of said Austin Highway, the south line of said Lot 17-A, a distance of 26.99 feet to a found $\frac{3}{4}$ inch iron rod at the intersection of the existing northwest right-of-way line of said Austin Highway and the existing east right-of-way line of N. New Braunfels (a variable width right-of-way, 40-foot minimum);
- THENCE: North 00°24'45" West, departing the existing northwest right-of-way line of said Austin Highway, along and with the existing east right-of-way line of said N. New Braunfels, the west line of said Lot 17-A, a distance of 172.09 feet to the northwest corner of said Lot 17-A, from which a found iron rod with Gibbons cap bears North 14°13'26" East, a distance of 0.77 feet;
- THENCE: North 89°08'05" East, continuing along and with the existing east right-of-way line of said N. New Braunfels, the north line of said Lot 17-A, passing at 30.00 feet a found $\frac{1}{2}$ inch iron rod with yellow cap marked "Pape-Dawson" at an angle point in the existing east right-of-way line of said N. New Braunfels, the southwest corner of said closed Rittiman Road, and continuing another 19.25 feet now along and with the south line of said closed Rittiman Road and the north line of said Lot 17-A, for a total distance of 49.25 feet to a set $\frac{1}{2}$ inch iron rod with yellow cap marked "Pape-Dawson";

THENCE: Along and with the proposed right-of-way line of Austin Highway, over and across said Lot 17-A, the following courses and distances:

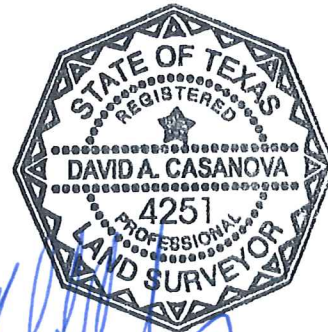
South 38°02'51" East, a distance of 84.48 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

North 88°26'45" East, a distance of 83.24 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

Northeasterly along a non-tangent curve to the right, said curve having a radial bearing of South 28°05'26" East, a radius of 1203.28 feet, a central angle of 04°16'31", a chord bearing and distance of North 64°02'50" East, 89.77 feet, for an arc length of 89.79 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

North 72°40'21" East, a distance of 26.56 feet to the POINT OF BEGINNING, and containing 0.391 acres (17,048 square feet) in the City of Terrell Hills, 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 5937-20 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc., TBPLS #10028800
2000 NW Loop 410, San Antonio, Texas, 78213
210-375-9000
DATE: March 8, 2018
JOB NO. 5937-20
DOC. ID. N:\CIVIL\5937-20\Word\FN-5937-20_0.391 AC.docx



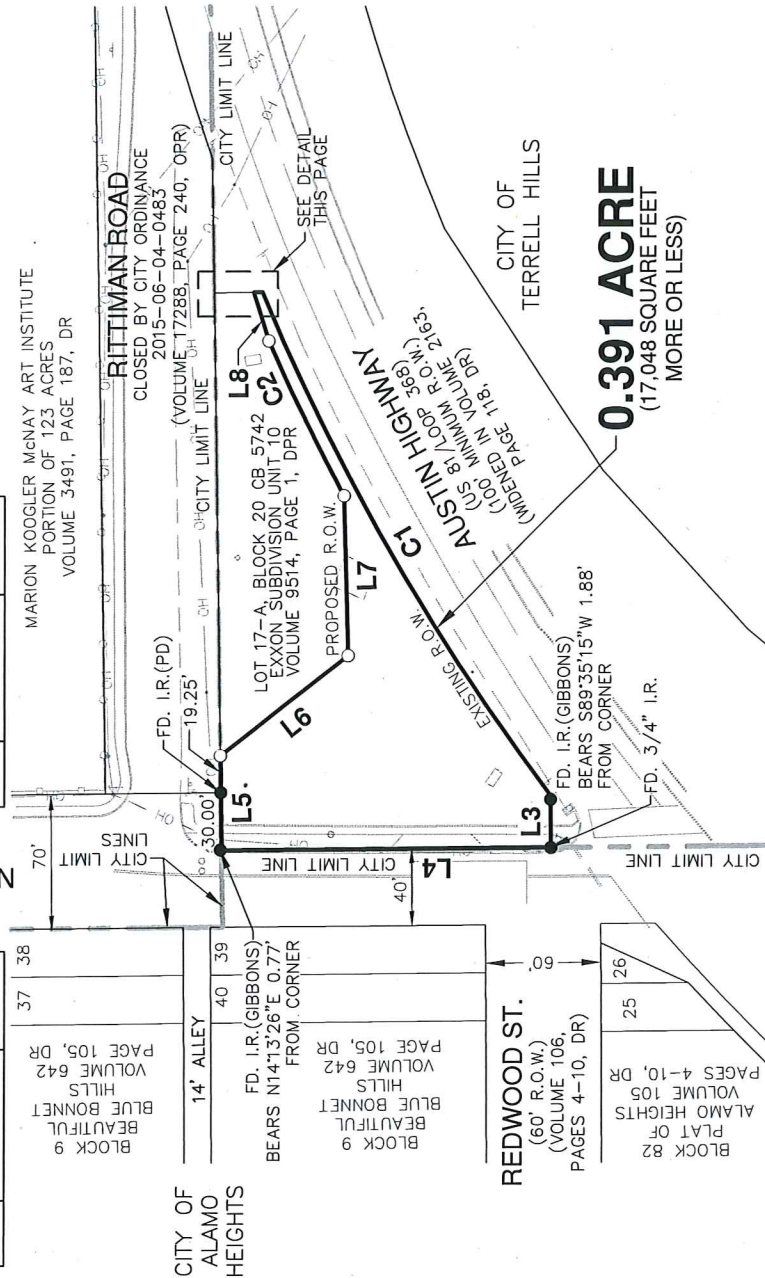
NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A METES AND BOUNDS DESCRIPTION.
2. THE BEARINGS ARE 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.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°51'55"E	20.72'
L2	S00°51'55"E	4.62'
L3	S89°35'15"W	26.99'
L4	N00°24'45"W	172.09'

LINE TABLE		
LINE	BEARING	LENGTH
L5	N89°08'05"E	49.25'
L6	S38°02'51"E	84.48'
L7	N88°26'45"E	83.24'
L8	N72°40'21"E	26.56'

N. NEW BRAUNFELS
(40' MINIMUM R.O.W.)



DETAIL
NOT TO SCALE



BOUNDARY SURVEY

OF
0.391 ACRE
(17,048 SQUARE FEET MORE OR LESS)
TERRELL HILLS, BEXAR COUNTY, TEXAS
PAGE 4 OF 4

JOB No.: 5937-20

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1196.28'	14°32'20"	S60°05'36"W	302.75'
C2	1203.28'	4°16'31"	N64°02'50"E	89.77'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028800

MARCH 8, 2018