

0.29 of an Acre

Field notes of a 0.29 of an acre, 30.0 foot wide strip of land situated in the City of San Antonio, Bexar County, Texas and being a portion of Southwest 38th Street being more particularly described by metes and bounds as follows: Note: All iron pins set are 1/2" rebar with a yellow plastic cap stamped Baker Surveying.

Beginning at a 1/2" iron pin set in the north Right-of-Way line of Pharis Street at the northeast intersection with the east Right-of-Way line of SW 38th Street for the southeast corner of this tract and a southwest corner of Lot 1, Block 7, Western Hills Addition, Unit 2 of record in Volume 4600, Pg. 163, Deed and Plat Records of Bexar County, Texas.

Thence N 83° 46' 06" W. 45.05 feet with the north Right-of-Way line Pharis Street, the south line of this tract and crossing the Right-of-Way of SW 38th Street to a 1/2" iron pin set in the west Right-of-Way of SW 38th Street and in the east line of a 4.33 acre tract of land, called Tract C, previously surveyed by Baker Surveying, Inc. on February 19, 2013 for the southwest corner of this tract.

Thence N 06° 01' 50" E. 397.69 feet with the west Right-of-Way line of SW 38th Street, this tract and the east line of Tract C to a 1/2" iron pin set in the southeast line of a 6.5271 acre tract of land as conveyed to the City of San Antonio of record in Volume 3973, Page 1509, Official Public Records of Bexar County, Texas for the north corner of Tract B and the west corner of this tract.

Thence N 45° 21' 18" E. 47.34 feet with the southeast line of the 6.5271 acre tract, the northwest line of this tract and crossing the Right-of-Way line of SW 38th Street to a 1/2" iron pin set in the east Right-of-Way line of SW 38th Street for the north corner of this tract and the west corner of a 5.07 acre tract of land, called Tract D, previously surveyed by Baker Surveying, Inc. on February 19, 2013.

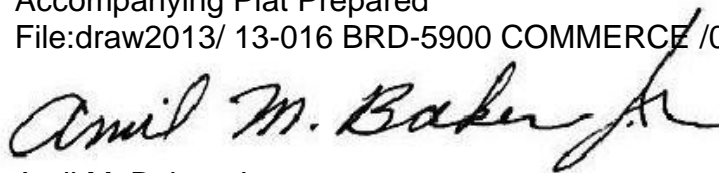
Thence with the east Right-of-Way line of SW 38th Street, this tract, the west line of Tract D and Lot 1, the following calls:

1. S 06° 01' 50" W. 419.47 feet to a 1/2" iron pin set for an angle point and
2. a curve to the left having a radius of 15.00 feet, a delta angle of 90° 10' 50", an arc length of 23.61 feet and a chord that bears S 39° 03' 35" E. 21.25 feet to the **Place of Beginning** and containing 0.29 of an acre of land according to a survey on the ground on February 19, 2013 and drawn on June 18, 2013 by Baker Surveying Inc.

Job # 13-016 BRD-5900 COMMERCE

Accompanying Plat Prepared

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RPLS# - 1469

