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METES AND BOUNDS DESCRIPTION
FOR A
26.567 ACRE TRACT OF LAND

A 26.567 ACRE TRACT OUT OF THE WILLIAM LINDSEY SURVEY NO. 75, ABSTRACT NO. 426, BEXAR COUNTY, TEXAS, BEING ALL OF A CALLED 4.158 ACRE TRACT, N.C.B. 11212, AS DESCRIBED IN A DEED TO DAVID BARTOS RECORDED IN VOLUME 16532, PAGE 117, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A CALLED 48.029 ACRE TRACT, N.C.B. 11212, AS DESCRIBED IN A DEED TO DAVID BARTOS AS RECORDED IN VOLUME 16532, PAGE 108, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOT 1, BLOCK 2, N.C.B. 11212, SOMERSET APARTMENTS, RECORDED IN VOLUME 9685, PAGE 41, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 26.567 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point of reference in the Easterly R.O.W. line of Somerset Road (a Variable Width R.O.W.) for the Southwesterly corner of the herein described tract, a point in the Northerly boundary line of a called 46.59 acre tract as deeded to JMRS Partners LTD in Vol. 12509, Pg. 85, Real Property Records of Bexar County, Texas, from which a called 1/2" iron rod with CEC cap bears S 81°13'41" E, a distance of 2.03 feet for witness;

THENCE with said Easterly R.O.W. line of Somerset Rd, the West line of the herein described tract, and the West line of said remaining portion of 48.029 acre tract of land, N 37° 02'37" E, at 392.30 feet to a point for the West corner of said 4.158 acre tract, at 565.27 feet to a point marking the north corner of aforesaid 4.158 acre tract, for a total distance of 1,369.98 feet to the Southwesterly corner of Lot 1, Block 2, N.C.B. 11212, Replat and Subdivision of Somerset Apartments, as shown on plat thereof recorded in Vol. 9685, Pg. 41, of the Deed and Plat Records of Bexar County, Texas, and the Southwest corner of a 13 foot R.O.W. dedication as shown on said plat;

THENCE along said Southerly line of Lot 1, a northerly line of the herein described tract, S 55° 38'10" E, 13.01 feet to an interior point of the herein described tract, the southeast corner of the aforesaid 13 foot R.O.W. dedication, and a Southwesterly corner of aforesaid Somerset Apartments tract;

THENCE with the Northwesterly line of Somerset Apartments, the Southeast line of said 13 foot R.O.W. dedication, N 37° 02'46" E, 208.72 feet to a point for the Northernmost corner of the herein described tract, same being a North corner of said Somerset Apartments, the Easternmost corner of said 13 foot R.O.W. dedication, and a Southwestern corner of a called 1.00 acre tract as deeded to Kenneth R. Keylich Jr. and Jenna L. Keylich, as recorded in Vol. 17703, Pg. 915, of the Official Public Records of Bexar County, Texas;

THENCE departing the Southeast R.O.W. line of Somerset Road and with the Northeast line of said Somerset Apartments tract, same being the North line of the herein described tract, S 55°43'58" E, a distance of 537.55 feet to a point marking the Easternmost corner of said Somerset Apartments tract, being a Northerly corner of the remaining portion of said 48.029 acre tract of land, and being in the Southern line of a called 4.00 acre tract deeded to Kenneth R. Keylich Jr. and Jenna L. Keylich in Vol. 18889, Pg. 1955, Real Property Records of Bexar County, Texas;

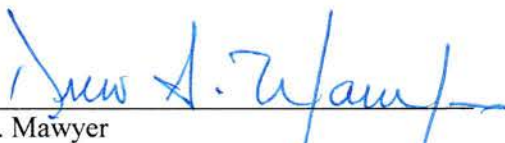
THENCE along the South line of said 4.00 acre tract, same being the North line of the remaining portion of said 48.029 acre tract of land, and the North line of the herein described tract, S 55°43'58" E, 267.66 feet to the East corner of the herein described tract, being in the South line of said 4.000 acre tract of land and the North line of the remaining portion of said 48.029 acre tract of land;

THENCE across and through said 48.029 acre tract of land, S 34° 14' 01" W, a distance of 1,150.03 feet to a point in the South line of said 48.029 acre tract of land, and being in the North line of said 46.59 acre tract of land;

THENCE with the North line of said 46.59 acre tract of land, same being the South line of the remaining portion of said 48.029 acre tract of land, and the South line of the herein described tract, N 81° 13' 14" W, a distance of 991.81 feet to the POINT OF BEGINNING, and containing 26.567 acres of and, more or less.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on State Plane Coordinates, Texas South Central Zone (4204) per Survey dated in Dec. 2017
Prepared this the 14th day of June 2018.



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Job: LJA016 – Zoning M&B Tract 1

