

**Metes and Bounds  
of**

0.4638 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 at the intersection of the southeast right-of-way line of Amhurst Drive (variable width right-of-way) and the northeast right-of-way line of Anchor Drive, being the west corner of Lot 1, Block 13, New City Block (N.C.B.) 11729 of said LOCKHILL ESTATES, UNIT NO. 2, for the north corner of this tract described herein;

Thence: South 48° 40' 58" East, along the northeast right-of-way line of Anchor Drive, a distance of 809.55 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" being the south corner of Lot 12, Block 16, N.C.B. 11732 of said LOCKHILL ESTATES, UNIT NO. 2, for the east corner of this tract described herein;

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

South 41° 20' 40" West, a distance of 25.06 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" for the south corner of this tract described herein;

North 48° 40' 08" West, a distance of 809.52 feet to a 1/2-inch set iron rod with red plastic cap stamped "MW CUDE" on the projected southeast right-of-way line of Amhurst Drive, for the west corner of this tract described herein;

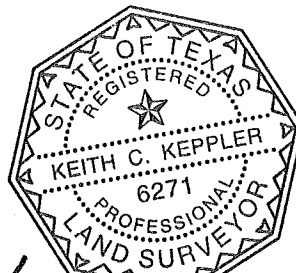
Thence: North 41° 17' 08" East, a distance of 24.86 feet to the **POINT OF BEGINNING** and containing 20,204 square feet or 0.4638 acres of land.

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.

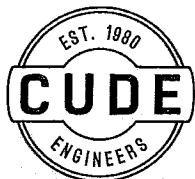
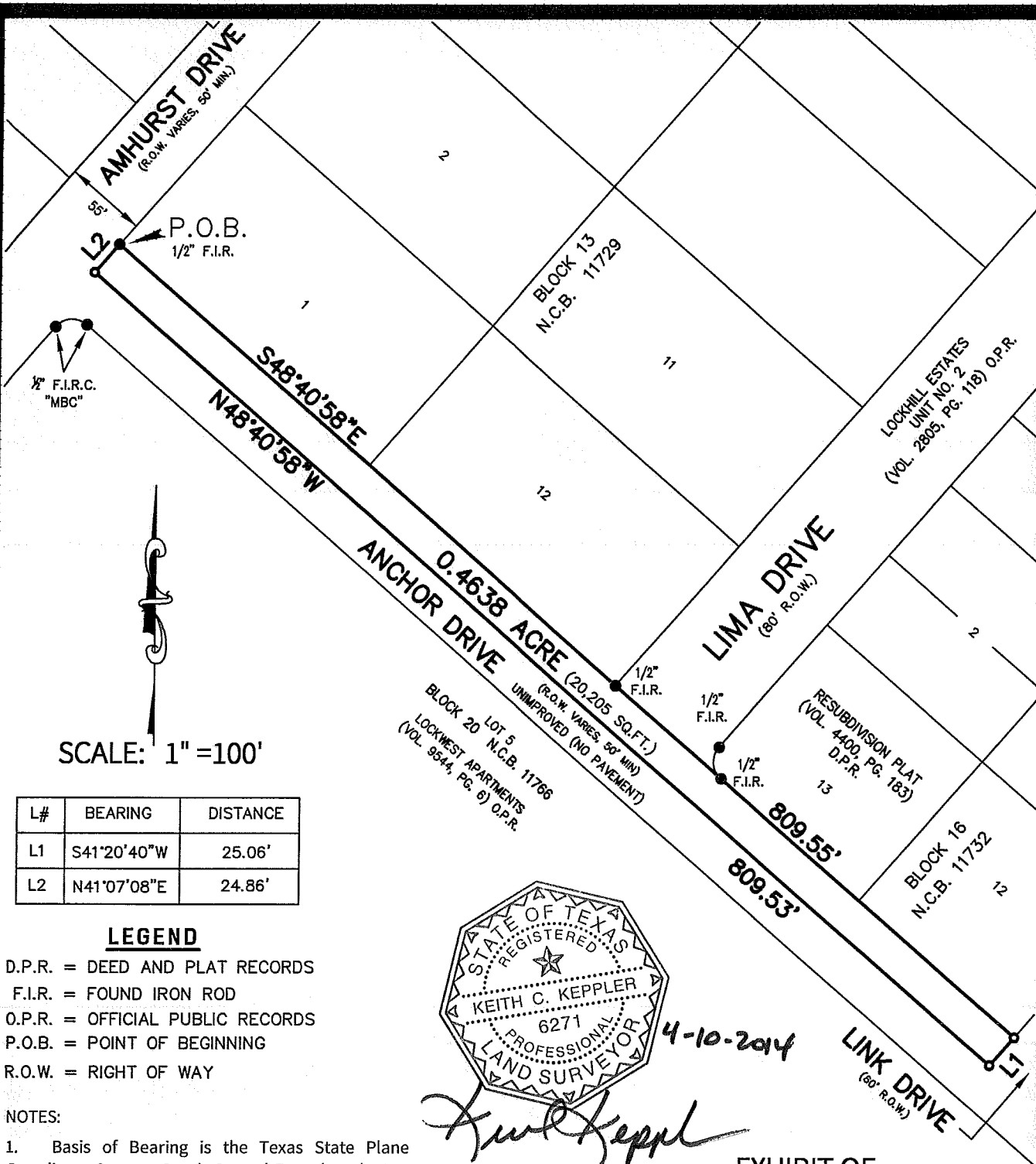
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Project No. 02879.000  
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*Keith C. Keppler*



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