

22018186

**METES AND BOUNDS DESCRIPTION**

BEING a 1.6309 acre tract of land situated in the John W. McCamby Survey, Abstract Number 470, New City Block 15335, city of San Antonio, Bexar County, Texas, and being part of that called 9.716 tract of land described in deed to Thomas L. Frederick, III, as recorded in Volume 82, Page 1007 of the Real Property Records of Bexar County, Texas (R.P.R.B.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the common northern most corner of said 9.716 acre tract and most southerly southwest corner of Lot 81, Block 52, New City Block 15335, Handy Space Subdivision Unit 2, an addition to the City of San Antonio as recorded in Volume 9510, Page 121, R.P.R.B.C.T., said iron being on the southeasterly right-of-way line of SW Loop 410 (a 300-foot wide public right-of-way);

THENCE South 60 degrees 44 minutes 20 seconds East, along the common southwesterly line of said Lot 81 and the northeasterly line of said 9.716 acre tract, a distance of 330.45 feet to a point (not monumented) for corner;

THENCE South 29 degrees 46 minutes 56 seconds West, departing said common line and over and across said 9.716 acre tract, a distance of 226.64 feet to a point (not monumented) for corner;

THENCE North 60 degrees 13 minutes 04 seconds West, continuing over and across said 9.716 acre tract, a distance of 298.13 feet to a point (not monumented) for corner on the common said southeasterly right-of-way line of SW Loop 410 and the northwesterly line of said 9.716 acre tract, said corner also being the beginning of a non-tangent circular curve to the right, having a radius of 3,669.72 feet, a chord bearing of North 21 degrees 33 minutes 44 seconds East, and a chord distance of 225.96 feet;

THENCE Northeasterly, continuing along said common line and along said curve, through a central angle of 03 degrees 31 minutes 42 seconds, an arc distance of 225.99 to the POINT OF BEGINNING AND CONTAINING 1.6309 acres or 71,044 square feet of land, more or less.

The Basis of Bearings if the Texas Coordinate System of 1983, South Central Zone (4204).

JOEL C, HOWARD  
RPLS NO. 6267  
TBPLS FRIM NO. 10194205

