

METES AND BOUNDS
FOR
0.2834 ACRES

BEING 0.2834 acres of land (12,345 sf) consisting of June Avenue between Runnels Avenue on the south and Dignowity Avenue on the north and between New City Blocks (N.C.B.) 1205 and 1206 in the City of San Antonio, Bexar County, Texas, said 0.2834 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a set $\frac{1}{2}$ " iron rod with yellow cap stamped IES RPLS 4905 on the south line of Dignowity Avenue, (a 50 foot wide right-of-way) for the northeast corner of Lot 17, Block 12, N.C.B. 1205 as shown on a plat of the Government Heights Addition of record in Volume 8000 Page 1 of the Deed and Plat Records of Bexar County, Texas and being the northwest corner of the tract described herein;

THENCE: N $76^{\circ} 29' 40''$ E, a distance of 74.88 feet, with the south right of way line of Dignowity Avenue, to the point of intersection with the east right-of-way line of June Avenue for the northeast corner of the herein described tract, from which a found $\frac{1}{2}$ " iron rod with Pape-Dawson cap on the south line of Dignowity Avenue bears N $76^{\circ} 29' 40''$ E, a distance of 404.47 feet;

THENCE: S $19^{\circ} 36' 40''$ W, a distance of 45.47 feet, departing the south line of Dignowity and with the east line of June Avenue to the point of intersection with a line parallel with and 50 feet east of the west right-of way line of June Avenue;

THENCE: S $00^{\circ} 25' 22''$ E, a distance of 200.87 feet, with the east line of June Avenue to the point of intersection with the north right-of-way line of Runnels Avenue (a 50 foot wide right-of-way), for the southeast corner of the herein described tract;

THENCE: S $76^{\circ} 37' 25''$ W, a distance of 64.04 feet, with the north line of Runnels Avenue, to a set $\frac{1}{2}$ " iron rod with yellow cap stamped IES RPLS 4905 for the southeast corner of Lot 19, Block 12, N.C.B. 1205 as shown on a plat of the Government Heights Addition of record in Volume 8500 Page 116 of the Deed and Plat Records of Bexar County, Texas and being the southwest corner of the tract described herein, from which a found $\frac{1}{2}$ " square axle rod on the south line of Runnels Avenue bears S $20^{\circ} 05' 30''$ W a distance of 59.95 feet;

THENCE: with a non-tangent curve to the left having a radius of 16.00 feet, a central angle of $77^{\circ} 02' 23''$, an arc length of 21.51 feet and a chord bearing and distance of N $38^{\circ} 05' 50''$ E, 19.93 feet, to a set $\frac{1}{2}$ " iron rod with yellow cap stamped IES RPLS 4905 for a point of tangency;

THENCE: N $00^{\circ} 25' 22''$ W, a distance of 219.56 feet, with the west line of June Avenue and east line of said Lots 19 and 12, to a set $\frac{1}{2}$ " iron rod with yellow cap stamped IES RPLS 4905 for a point of curvature;

THENCE: with a curve to the left having a radius of 6.00 feet, a central angle of $103^{\circ} 04' 58''$, an arc length of 10.80 feet and a chord bearing and distance of N $51^{\circ} 57' 512''$ W, 9.40 feet, to the POINT OF BEGINNING and containing 0.2834 acres of land in the City of San Antonio, Bexar County, Texas. Survey exhibit provided herewith. Basis of bearings is NAD83(2011) Texas State Plane South Central Zone.

Date Surveyed: February 24, 2017

