

METES AND BOUNDS

Being 0.403 acres of land, more or less, being all of Lot 3, Block 2, Woodland Manor, Unit No. 1, an Addition to Bexar County, Texas according to map or plat thereof recorded in Volume 2805, Page 219, Deed and Plat Records, Bexar County, Texas, SAVE AND EXCEPT a 0.027 acre tract of land conveyed to the County of Bexar, in the State of Texas, described in a Warranty Deed filed January 12, 1961 recorded in Volume 4551, Page 92 of the Deed Records of Bexar County, Texas. Further SAVE AND EXCEPT a 0.015 acre tract conveyed to the City of San Antonio, described in Warranty Deed filed September 15, 1987 recorded in Volume 4133, Page 104 of the Deed Records of Bexar County, Texas, said 0.403 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the South corner of said Lot 3, same being on the northwest line of Lot 4 and the East corner of Lot 2, same also being the South corner of this 0.403 acres and the **POINT OF BEGINNING**;

THENCE along the line common to this 0.403 acres and said Lot 2, North 49 degrees 26 minutes 00 seconds West, a distance of 143.91 feet to a 1/2 inch iron rod set for the West corner of this 0.403 acres, same being the lower southwest corner of said 0.015 acre SAVE AND EXCEPT tract and on the southeast Right-of-Way line of Huebner Road;

THENCE along the southeast Right-of-Way line of said Huebner Road the following courses and distances:

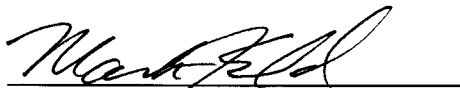
Along a curve to the right having a radius of 1058.89 feet, an arc length of 106.91 feet (called 106.86 feet), a chord length of 106.87 feet, a chord bearing of North 46 degrees 36 minutes 18 seconds East, and a delta angle of 5 degrees 47 minutes 06 seconds to a 1/2 inch iron rod set for the point of curvature of a second curve to the right;

Along said second curve to the right having a radius of 15.00 feet, an arc length of 21.28 feet, a chord length of 19.54 feet, a chord bearing of South 89 degrees 49 minutes 55 seconds East, and a delta angle of 81 degrees 16 minutes 45 seconds to a 1/2 inch iron rod set for the easternmost North corner of this 0.403 acres, same being at the intersection of the southeast Right-of-Way line of said Huebner Road and the northwest Right-of-Way line of Sand Stone Drive;

THENCE along the northwest Right-of-Way line of said Sand Stone Drive, South 49 degrees 26 minutes 00 seconds East, a distance of 136.98 feet to a 1/2 inch iron rod set for the East corner of this 0.403 acres, same being the North corner of said Lot 4;

THENCE along the line common to this 0.403 acres and said Lot 4, South 49 degrees 44 minutes 00 seconds West, a distance of 120.48 feet (called 120.87 feet) to the **POINT OF BEGINNING**, and containing 0.403 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof.


Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
April 10, 2017

