

## METES AND BOUNDS DESCRIPTION

April 25, 2017

Being a 0.156 acre tract of land (6817 square feet) out of the southwest portion of Lot 19, Block 3, New City Block 12011 in the City of San Antonio, Bexar County, Texas, Dell-Woods Manor Subdivision recorded in Volume 3377, Page 153, Deed and Plat Records, Bexar County, said 0.156 acre tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in the northerly Right-of-way line of Shannon Lee Dr. for the southwest corner of said Lot 19 and the southwest corner of the herein described tract;

THENCE, North 00°00'00"West, 152.26 feet along the west line of said Lot 19 to a 1/2" iron rod set for the northwesterly corner of the herein described tract;

THENCE, North 90°00'00"East, 45.00 feet across said Lot 19 to a 1/2" iron rod set for the northeasterly corner of the herein described tract;

THENCE, South 00°00'00"East, 150.00 feet across said Lot 19 to a 1/2" iron rod set in the northerly Right-of-way line of said Shannon Lee Dr. for the southeast corner of the herein described tract;

THENCE, South 85°37'37"West, 30.09 feet along the northerly Right-of-way line of said Shannon Lee Dr. to 1/2" iron rod found;

THENCE, South 90°00'00"West, 15.00 feet along the northerly Right-of-way line of said Shannon Lee Dr. to the POINT OF BEGINNING.

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