

STATE OF TEXAS

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COUNTY OF BEXAR

METES AND BOUNDS DESCRIPTION

Being a tract or parcel containing 0.6248 acres (27,215 square feet) of land situated in the J. W. McCamley Survey, Abstract Number 470, Bexar County, Texas; being out of and a part of Lot 3, Block 65, Westwood Village, Unit 31, New City Block 15403, a subdivision plat of record in Volume 8600, Page 161 of the Plat Records of Bexar County, Texas; and being all of a called 0.625 acre tract of land conveyed to Bruce Wayne Krahn as described in deed recorded under Bexar County Clerk's File (B.C.C.F.) Number 20160173540; said 0.6248 acre tract being more particularly described as follows (bearings herein are referenced to said record plat of Westwood Village, Unit 31 subdivision):

BEGINNING at a found "x" in concrete in the south right-of-way line of West Military Drive (platted as a private street), marking the most northerly northwest corner of the aforesaid Lot 3 and the herein described tract;

THENCE, South 89° 57' 40" East, along said south R.O.W. line, a distance of 125.00 feet to a found "x" in concrete marking the northeast corner of said Lot 3 and the herein described tract;

THENCE, South 00° 02' 20" West, departing said R.O.W line, along the west line of a called 21.076 acre tract of land conveyed to Westwood Estates as described in deed recorded in Volume 8571, Page 1956 of the Deed Records of Bexar County, Texas, and along the east line of said Lot 3, a distance of 182.33 feet to a set 1/2-inch iron rod with cap stamped "Precision" marking the northeast corner of a called 0.474 acre tract of land conveyed to Latigo Plaza, Inc. as described in deed recorded under B.C.C.F. Number 20050076084, and marking the southeast corner of the herein described tract;

THENCE, North 89° 57' 40" West, over and across said Lot 3, along the north line of said 0.474 acre tract, a distance of 150.00 feet to a found 1/2-inch iron rod in the east R.O.W. line of Southwest Military Drive (86 feet wide), marking the northwest corner of said 0.474 acre tract and the southwest corner of the herein described tract;

THENCE, North 00° 02' 20" East, along said east R.O.W. line of Southwest Military Drive, a distance of 157.33 feet to a set "x" in concrete marking a point of curvature of a tangent curve to the right, and marking the most westerly northwest corner of the herein described tract;

THENCE, an arc distance of 39.27 feet along said R.O.W line and said curve to the right, having a central angle of 90° 00' 00", a radius of 25.00 feet, and a chord which bears North 45° 02' 20" East, 35.36 feet to the **POINT OF BEGINNING** and containing a calculated 0.6248 acres (27,215 square feet) of land. This description is based on the survey and plat made by Precision Surveyors, dated October 30, 2017.

(See attached drawing)



Patrick Trewitt
Registered Professional Land Surveyor No. 5677
Job No. SA2016-02621
October 30, 2017