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STATE OF TEXAS §
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COUNTY OF BEXAR §

Metes & Bounds Property Description

A tract of land containing 1.4217 Acres in New City Block No. 35733, out of Lot 25, Traylor Re-subdivision according to the map or plat thereof recorded in Volume 980, Page 253 of the Map Records of Bexar County, Texas, being the same tract recorded in the name of Michael H. Gilbert and Deborah J. Gilbert under Document No. 200602222410 of the Official Public Records of Bexar County, Texas (O.P.R.B.C.T.), save and except the east 16 Feet of said Lot 25 as recorded in Volume 4993, Page 1213 of the O.P.R.B.C.T., and being more particularly described by metes and bounds as follows: (Bearings based on said Volume 980, Page 253 of the Map Records of Bexar County, Texas)

BEGINNING at the intersection of the east right-of-way line of Milsa Drive (platted as Traylor Loop Drive, 50 Feet wide) and the south right-of-way line of Oak Drive (50 Feet wide), being the northwest corner of said Lot 25, and the northwest corner of this tract;

THENCE, SOUTH 89° 46' 00" EAST, with said south right-of-way line of Oak Drive, passing at a distance of 176.61 Feet a 1/2 Inch iron rod found, and continuing for a total distance of 351.86 Feet to a point at the northeast corner of this tract from which a 1/2 Inch iron rod found bears South 07° 20' 23" West, a distance of 0.58 Feet;

THENCE, with the lines of a tract recorded in the name of C & L Equipment, Inc. recorded in Volume 7044, Page 1133 of the O.P.R.B.C.T., the following two (2) courses:

1. SOUTH, across and through the aforementioned Lot 25, with the west line of the aforementioned 16 Foot save and except tract, a distance of 176.00 Feet (called 175.40 Feet) to a 1/2 Inch iron rod found at the southeast corner of this tract;
2. NORTH 89° 46' 00" WEST, with the north line of Lot 24, a distance of 351.86 Feet to a 1/2 Inch iron rod with a "Precision" cap set at the southwest corner of this tract;

THENCE, NORTH, across and through the aforementioned Lot 25, with the east line of a tract recorded in the name of Michael H. Gilbert and wife Deborah J. Gilbert in Book 10737, Page 2154 of the O.P.R.B.C.T., a distance of 176.00 Feet to the POINT OF BEGINNING and containing 1.4217 Acres of land.

(See attached drawing)



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No. 4981
Job No. SA2018-01013
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