

Z2018301

FEE SIMPLE
PARCEL NO: 17952
METES AND BOUNDS DESCRIPTION
(0.0904 ACRE)

Being a 0.0904 acre, or 3,939 square feet more or less, tract of land being out of Lot 1, Block 1 of the San Antonio Medical Foundation Subdivision recorded in Volume 9529, Page 31 of the Deed and Plat Records of Bexar County, Texas, all in New City Block (N.C.B.) 19140 of the City of San Antonio, Bexar County, Texas. Said 0.0904 acre tract being more fully described as follows:

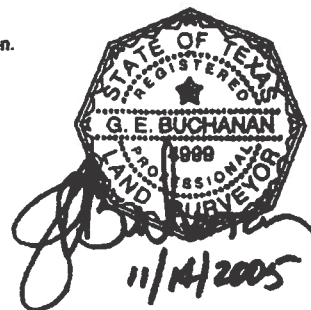
BEGINNING: At a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson" on the northwest right-of-way line of Wurzbach Road, an 86-foot right-of-way, the northeast corner of said Lot 1, the southeast corner of the remaining portion of a 110.22 acre tract, recorded in Volume 4699, Pages 323-327 of the Deed Records of Bexar County, Texas, from which a found $\frac{1}{4}$ " iron rod bears, N 44°23'52"W, 0.35 feet;

- 1) **THENCE:** S 32°57'48"W, along and with the northwest right-of-way line of said Wurzbach Road, the southeast line of said Lot 1, a distance of 266.91 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at a point of tangent curvature, on the northeast curve return at the intersection of said Wurzbach Road and Ewing Halsell Drive, an 80-foot right-of-way;
- 2) **THENCE:** Southwesterly, with a curve to the right, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 77°57'48" W, 35.36 feet, for an arc length of 39.27 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;
- 3) **THENCE:** N 57°02'12"W, along and with the northeast right-of-way line of said Ewing Halsell Drive, the southwest line of said Lot 1, a distance of 27.30 feet to a set $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" at a point of cusp;
- 4) **THENCE:** Departing the northwest right-of-way line of said Ewing Halsell Drive, the southwest line of said Lot 1, over and across said Lot 1, the following calls and distances:
- 5) Northeasterly, with a curve to the left, said curve having a radial bearing of N 16°07'54" E, a radius of 46.21 feet, a central angle of 57°03'38", a chord bearing and distance of N 77°36'05" E, 44.14 feet, for an arc length of 46.02 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson" at a point of non-tangency;
- 6) N 49°04'16"E, a distance of 32.82 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson";
- 7) N 34°49'56"E, a distance of 35.95 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson";
- 8) N 32°54'37"E, a distance of 187.48 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson";
- 9) N 37°07'15"E, a distance of 5.57 feet to a set $\frac{1}{4}$ " iron rod with yellow cap marked "Pape-Dawson" on the northeast line of said Lot 1, the southwest line of the remaining portion of said 110.22 acre tract;
- 10) **THENCE:** S 57°02'12"E, along and with the northeast line of said Lot 1, the southwest line of the remaining portion of said 110.22 acre tract, a distance of 10.77 feet to the POINT OF BEGINNING and containing 0.0904 of an acre of land in the city of San Antonio, Bexar County, Texas.

NOTE: The bearings for this survey are based on the North American Datum of 1983, (CORS 1996), from Texas Coordinate System established for the South Central Zone.

A plat of even survey date herewith accompanies this legal description.

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