

METES AND BOUNDS DESCRIPTION

December 7, 2018

BEING a 3.430 acre, (149,390 Sq. Ft.) tract of land consisting of Lot 2, Block 14, New City Block 11780, in the City of San Antonio, Bexar County, Texas, Hillcrest Subdivision Unit -1, recorded in Volume 3975, Page 75, Deed in the Deed and Plat Records, Bexar County, Texas, said 3.430 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod found at the north end of a circular cutoff at the intersection of the easterly Right-of-way line of Glenview Drive and the northerly Right-of-way line of Babcock Road for the most westerly corner of the herein described tract;

THENCE 262.50 feet along the easterly Right-of-way line of said Glenview Drive along a circular curve to the right having the following parameters:

Radius = 1170.00 feet
Chord Bearing = N 06°25'39" E
Chord Distance = 261.95 feet

to the west end of a circular cutoff at the intersection of the easterly Right-of-way line of said Glenview Drive and the southerly Right-of-way Shadyview Dr. for a northerly corner of the herein described tract;

THENCE 36.95 feet along said cutoff by a circular curve to the right having the following parameters:

Radius = 23.60 feet
Chord Bearing = N 57°42'30" E
Chord Distance = 33.29 feet

to a northerly corner of the herein described tract;

THENCE 78.16 feet along the southerly Right-of-way line of said Shadyview Dr. by a circular curve to the left having the following parameters:

Radius = 952.79 feet
Chord Bearing = S 79°47'18" E
Chord Distance = 78.16 feet

to a point;

THENCE South 58°30'01" East, 286.08 feet along the southerly Right-of-way line of said Shadyview Dr. to the north end of a circular cutoff at the intersection of the southerly Right-of-way line of said Shadyview Dr. and the northwesterly Right-of-way line of Hillcrest Rd. for an easterly corner of the herein described tract;

THENCE 39.27 feet along said circular cutoff by a circular curve to the right having the following parameters:

Radius = 25.00 feet
Chord Bearing = S 37°08'18" E
Chord Distance = 35.36 feet

to an easterly corner of the herein described tract;

THENCE South $31^{\circ}30'00''$ West, 174.02 feet along the northwesterly Right-of-way line of said Hillcrest Dr. to the most easterly corner of Lot 3; Block 14, New City Block 11780, in the City of San Antonio, Bexar County, Texas, Hillcrest Subdivision Unit -1, recorded in Volume 5940, Page 179, Deed in the Deed and Plat Records, Bexar County, Texas;

THENCE North $65^{\circ}22'00''$ West, 150.00 feet to northerly line of said Lot 3 for the most northerly corner of said Lot 3;

THENCE South $31^{\circ}30'00''$ West, 65.00 feet along the westerly line of said Lot 3 for the most westerly corner of said lot 3;

THENCE South $65^{\circ}22'00''$ East 25.00 feet along the southerly line of said Lot 3 to the lot northerly corner of a 0.32 Acre tract of land conveyed in Volume 12162, Page 1253, Official Public Records, Bexar County, Texas;

THENCE South $31^{\circ}30'00''$ West, 125.00 feet along northwest line of said 0.32 Acre tract to a point in the northerly Right-of-way line of said Babcock Road for the most southerly southerly corner of the herein described tract;

THENCE North $66^{\circ}21'43''$ West, 245.95 feet along the the northerly Right-of-way Babcock Dr. to the south end of said circular cutoff at the intersection of the easterly Right-of-way line of said Glenview Drive and the northerly Right-of-way line of said Babcock Road for the southwest corner of the herein described tract;

THENCE 39.27 feet along said cutoff by a circular curve to the right having the following parameters:

Radius = 25.00 feet
Chord Bearing = N $45^{\circ}00'00''$ E
Chord Distance = 35.36 feet

to the POINT OF BEGINNING.

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TBPE Firm # F-184

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