



METES AND BOUNDS DESCRIPTION
FOR

A 1.577 acre, or 68,699 square feet more or less, tract of land being a portion of Lot 13, Block 31, New City Block 17643 Corner at Potranco/Richland recorded in Volume 9715, Page 78 of the Deed and Plat Records of Bexar County, Texas. Said 1.577 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

BEGINNING: At a found ½ inch iron rod on the west right-of-way line of Richland Hills Drive, a 60-foot public right-of-way dedicated in Volume 9000, Page 115 of said Deed and Plat Records, the southeast corner of Lot 14, Block 31 of said Corner at Potranco/Richland, the northeast corner of said Lot 13 and the herein described tract;

THENCE: Southeasterly, along and with the west right-of-way line of said Richland Hills Drive, the east line of said Lot 13, along a non-tangent curve to the right, said curve having a radius of 730.00 feet, a central angle of 15°00'36", a chord bearing and distance of S 44°22'37" E, 190.69 feet, for an arc length of 191.24 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for the southeast corner of the herein described tract and from which a found ½ inch iron rod bears S 52°22'01" E, a distance of 12.36 feet;

THENCE: Departing the west right-of-way line said Richland Hills Drive, over and across said Lot 13, the following bearings and distances:

S 50°30'35" W, a distance of 267.28 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" for an angle point;

S 66°42'45" W, a distance of 148.39 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the east line of a Grennbelt Lot, Permeable, Lot 901, Block 31, New City Block 17643 of The Corner at Potranco recorded in Volume 9592, Page 17 of said Deed and Plat Records, the west line of said Lot 13, for the southwest corner of the herein described tract and from which a found ½ inch iron rod bears S 17°35'12" E, a distance of 126.37 feet;

THENCE: Along and with the east line of said Lot 901, the west line of said Lot 13, the following bearings and distances:

N 17°35'12" W, a distance of 102.98 feet to a found ½ inch iron rod for an angle point;

N 39°41'45" W, a distance of 53.05 feet to a found iron rod with cap marked "MTR" at the southwest corner of said Lot 14, the northwest corner of said Lot 13 and the herein described tract;

THENCE: N 50°30'35" E, departing the east line of said Lot 901, along and with the south line of said Lot 14, the north line of said Lot 13, a distance of 355.30 feet to the POINT OF BEGINNING and containing 1.577 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in conjunction with a survey made on the ground and a survey map prepared under job number 12002-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: August 20, 2019
JOB NO. 12002-00 RAW
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Paul T. Ross
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