

Field notes of a 9.40 acre tract of land, more or less, being comprised of portions of Tracts 2, 3, & 4 of Block 2 of the Austin Highway Acres, NCB 13802, as shown on map recorded in Volume 980, Page 412 of the Deed and Plat Records of Bexar County, Texas;

Said 9.40 acre tract is situated southeast of Randolph Boulevard and northeast of Crestway Drive in the city of San Antonio and is described by metes and bounds as follows:

BEGINNING at a ¾” found at the northeast corner of said Tract 4, the southeast corner of Tract 5 of said Austin Highway Acres, and the northwest corner of Tract 7 of said Austin Highway Acres, for the northeast corner of this tract;

THENCE S 00° 10’ 25” W along the northerly east line of this tract and the common line of said Tracts 4 & 7, a distance of 351.75 ft. to a ¾” iron pipe found at the southeast corner of said Tract 4 and the northeast corner of Tract 6 of said Austin Highway Acres, for the northerly southeast corner of this tract;

THENCE N 67° 48’ 44” W along the northerly southwest line of this tract and the common line of said Tracts 4 & 6, a distance of 362.09 ft. to a ½” iron rod (with cap stamped “4724”) found at the northeast corner of said Tract 3 and the northwest corner of said Tract 6, for an interior corner of this tract;

THENCE S 00° 21’ 11” E along the southerly east line of this tract, the east line of Tracts 3 & 2 and the west line of said Tract 6, a distance of 513.88 ft. to a found ½” iron rod for the south corner of this tract;

THENCE N 53° 03’ 33” W along the southerly southwest line of this tract, crossing said Tract 2, and entering said Tract 3, a distance of 715.41 ft. to a found ½” iron rod (with cap stamped “CEC”), for the southwest corner of this tract;

THENCE along the west line of this tract, and crossing said Tracts 2, 3, & 4, as follows:

- L1) N31°54'43"E, 73.89 ft.;

L2) S88°46'26"E, 29.28 ft.;

L3) S79°44'44"E, 26.96 ft.;

L4) N62°51'22"E, 29.56 ft.;

L5) N22°54'45"E, 68.73 ft.;

L6) N40°07'13"E, 22.71 ft.;

L7) N86°19'27"E, 32.08 ft.;

L8) N51°50'00"E, 25.89 ft.;

L9) N27°55'41"E, 111.99 ft.;

L10) N15°18'48"E, 121.83 ft.;

L11) N00°00'00"E, 42.09 ft.;

L12) N13°49'27"W, 36.72 ft.;

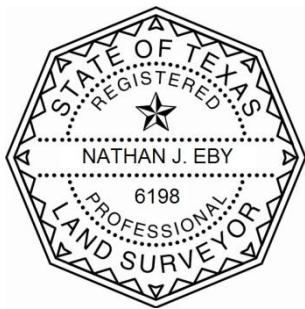
L13) N14°32'38"E, 32.61 ft.;

L14) N39°31'16"E, 34.82 ft. to a point in the northeast line of said Tract 4 and the southwest line of said Tract 5, for the northwest corner of this tract, whence a ½” iron rod found in the southeastern right-of-way line of said Randolph Boulevard, at the northwest corner of said Tract 4 and the southwest corner of said Tract 5, bears N 69° 04’ 38” W, a distance of 59.74 ft.;

THENCE S 69° 04’ 38” E along the northeast line of this tract and the common line of said Tracts 4 & 5, a distance of 625.06 ft. to the BEGINNING POINT, containing 9.40 acres, more or less.

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1927, South Central Zone.

The undersigned does hereby certify that this description represents the results of a survey performed on the ground of the property legally described herein, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible easements or protrusions, except as stated, this the 20<sup>th</sup> day of September, 2019.



Registered Professional Land Surveyor  
Texas Registration No. 6198