

METES AND BOUNDS

Being 4.351 acres more or less, out of that tract described in Warranty Deed recorded in Document No. 20180045424, Official Public Records of Bexar County, Texas and out of Lots 21 and 22, Block 1, New City Block 18285, Westpoint Subdivision, situated in the City of San Antonio, Bexar County, Texas, according to the map or plat thereof recorded in Volume 9525, Page 48, Deed and Plat Records of Bexar County, Texas, said 4.351 acres being more particularly described by metes and bounds as follows:

COMMENCING at a brass disk found for the southeast corner of said Lot 21, same being the southwest corner of Lot 25, Block 1, Richard King Subdivision (Volume 9549, Page 69) and on the northwest Right-of-Way of Potranco Road;

THENCE along the line common to said Lot 21 and said Lot 25, North 06 degrees 13 minutes 50 seconds East (called North 06 degrees 27 minutes 33 seconds East), a distance of 103.00 feet to a 1/2 inch iron rod found for the southeast corner of this 4.351 acres, same being the **POINT OF BEGINNING**;

THENCE departing the East line of and crossing said tract (Document No. 20180045424) the following courses and distances:

North 83 degrees 46 minutes 10 seconds West, a distance of 147.86 feet to a 1/2 inch iron rod set for the southwest corner of this 4.351 acres;

North 24 degrees 54 minutes 09 seconds West, a distance of 569.72 feet to a 1/2 inch iron rod set for the northwest corner of this 4.351 acres;

North 65 degrees 05 minutes 51 seconds East, a distance of 269.83 feet to a 1/2 inch iron rod found for the North corner of this 4.351 acres, same being an angle corner of said tract and the southwest corner of Lot 29, 7272 Culebra Subdivision (Volume 9602, Page 35);

THENCE along the line common to this 4.351 acres and said Lot 29, South 83 degrees 46 minutes 58 seconds East (called South 83 degrees 45 minutes 35 seconds East), a distance of 211.45 feet (called 211.56 feet) to a 1/2 inch iron rod found for the northeast corner of this 4.351 acres, same being the southeast corner of said Lot 29 and on the northwest line of the remaining portion of 0.106 acres (Volume 3316, Page 1616);

THENCE along the line common to this 4.351 acres and said 0.106 acres, South 06 degrees 13 minutes 50 seconds West (called South 10 degrees 11 minutes 24 seconds West), a distance of 627.22 feet to the **POINT OF BEGINNING**, and containing 4.351 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.



Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
December 27, 2019

