

**METES AND BOUNDS DESCRIPTION
FOR A 4.96 ACRE TRACT OF LAND**

Being a 4.96 acre tract located in Old City Lot (OCL) 21, Range 4, District 6 of the City Tract of San Antonio De Bexar, as surveyed and divided in 1852, NCB 11295, being a portion of a called 57.21 acre tract, described in Volume 2631, Page 483, Deed Records, Bexar County, Texas, said 4.96 acre tract being more particularly described as follows:

COMMENCING at a 1/2" iron pin (w/ cap "Vickery") found in a Northerly line of said 57.21 acre tract, same being the North line of said OCL 21, Range 4, and the North line of a called 50-foot wide, 0.44 of an acre strip to CPSB, described in Volume 3071, Page 590, Deed Records, Bexar County, Texas, for the Southeast corner of a called 0.886 of an acre tract conveyed to City Public Service Board (CPSB) of San Antonio, described in Volume 3123, Page 468, Deed Records, Bexar County, Texas, same being the Southwest corner of a called 7.126 acre tract, described in Document No. 20180243658, Official Public Records, Bexar County, Texas;

THENCE with the common line of said OCL 21, Range 4, District 6, OCL 21, Range 3, District 6, said 50-foot wide, 0.44 of an acre strip, said 7.126 acre tract, Lot 4, Block 1, Costa Mirada, recorded in Volume 9573, Page 1, Deed and Plat Records, Bexar County, Texas, and the herein described tract, the following 2 calls:

1. S 84°16'14" E a distance of 8.00 feet to a 1/2" iron pin (w/ cap "HMT") set for the Northeast corner of said 50-foot wide, 0.44 of an acre strip, same being the Northwest corner and POINT OF BEGINNING of the herein described tract;
2. S 84°16'14" E, passing at a distance of 341.60 feet a 1/2" iron pin (w/ cap "Vickery") found for the Southeast corner of said 7.126 acre tract, same being the Southwest corner of said Lot 4, at a distance of 664.68 feet a 1/2" iron pin (w/ cap "Vickery") found for the Southeast corner of said Lot 4, and continuing in all a total distance of 670.72 feet to a 1/2" iron pin (w/ cap "HMT") set in the Northwest right-of-way line of Somerset Road for the East corner of the herein described tract;

THENCE with the Northwesterly and Northerly right-of-way line of Somerset Road, the following 3 calls:

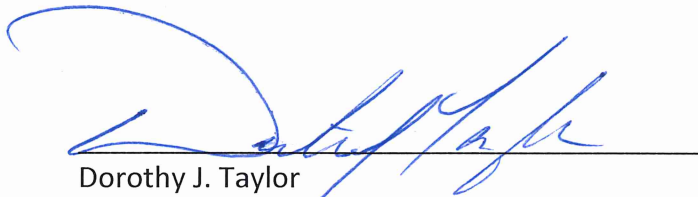
1. S 36°56'13" W a distance of 393.08 feet to a 1/2" iron pin (w/ cap "HMT") set at the beginning of a curve to the right;
2. With the arc of a curve to the right, having a radius of 150.21 feet, an arc length of 148.10 feet, and a chord bearing S 69°03'34" W a distance of 142.17 feet to a 1/2" iron pin (w/ cap "HMT") set;
3. N 81°06'14" W a distance of 342.74 feet to a 1/2" iron pin (w/ cap "HMT") set for the Southwest corner of the herein described tract, same being the Southeast corner of said 50-foot wide, 0.44 of an acre strip;

THENCE with the common line of said 50-foot wide, 0.44 of an acre strip, and the herein described tract, N 06°03'43" E a distance of 381.09 feet to the POINT OF BEGINNING and containing a 4.96 acre tract in Bexar County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD 1983.

Surveyed this the 3rd day of March, 2020.
Revised 6-8-20, NCB added.

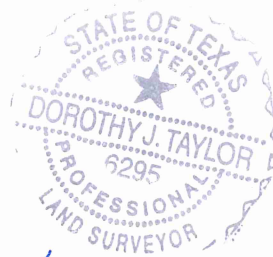
Reference survey of said 4.96 acre tract of land prepared this same date.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

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6-8-20