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**A METES AND BOUNDS
DESCRIPTION OF A
10.968 ACRE TRACT OF LAND**

BEING 10.968 acre (477,759 square feet) tract of land situated in New City Block 10934, City of San Antonio, Bexar County, Texas; and containing a portion of Lot 45 of Southeast Service Center Subdivision, plat of which is recorded in Volume 9547, Page 59 of the Deed and Plat Records of Bexar County; also containing a portion of the street right-of-way of Woodruff Avenue (a variable width public street – recording unknown); and being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod found on the easterly right-of-way line of South New Braunfels Avenue (100 feet wide) marking the intersection with the northerly right-of-way line of said Woodruff Avenue, and marking the southwest corner of Tract 1, Brookhill Subdivision Unit 4, plat of which is recorded in Volume 4700, Page 182 of the Deed and Plat Records of Bexar County;

THENCE, North 89°45'22" East, 176.82 feet along the northerly right-of-way line of said Woodruff Avenue and the southerly line of said Brookhill Subdivision Unit 4 to the **POINT OF BEGINNING**;

THENCE, North 89°45'22" East, 386.15 feet, continuing along the northerly right-of-way line of said Woodruff Avenue and the southerly line of said Brookhill Subdivision Unit 4 to a point marking the northwest corner of Tract 2, New City Block 10979, plat of which is recorded in Volume 5700, Page 127 of the Deed and Plat Records of Bexar County;

THENCE, South 00°28'39" East, 869.93 feet along the easterly right-of-way line of said Woodruff Avenue and the westerly line of said New City Block 10979 to a point for corner; from which a 1/2-inch iron rod with a plastic cap found marking the northwesterly end of a right-of-way cut-back corner at the intersection of the northerly right-of-way line of South East Military Drive (width varies) with the said easterly right-of-way line of said Woodruff Avenue bears: South 00°28'39" East, 184.90 feet;

THENCE, South 89°47'37" West, 556.02 feet crossing said Woodruff Avenue and aforesaid Lot 45 to a point for corner on the easterly right-of-way line of aforesaid South New Braunfels Avenue;

THENCE, North 0°56'09" West, 809.44 feet along the easterly right-of-way line of said South New Braunfels Avenue to a point of curvature marking the southwesterly end of a right-of-way cut-back curve at the intersection with the southerly right-of-way line of aforesaid Woodruff Avenue;

THENCE in a northeasterly direction along the said right-of-way cutback curve, along a tangent curve to the right, a central angle of 90°40'00", a radius of 10.00 feet, a chord bearing and distance of North 44°23'51" East, 14.22 feet, and a total arc length of 15.82 feet to a point of tangency on the southerly right-of-way line of said Woodruff Avenue;

THENCE, North 89°43'51" East, 166.12 feet along said southerly right-of-way line of said Woodruff Avenue to a point for corner;

THENCE, North 0°16'09" West, 49.99 feet, crossing said Woodruff Avenue to the **POINT OF BEGINNING** and containing 10.968 acres of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

John G. Mosier 6-2-20

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