



METES AND BOUNDS
DESCRIPTION OF A
0.0367 ACRE TRACT OF LAND

A Metes and Bounds description of a 0.0367 acre (1,600 square feet) tract of land situated in the H.E. & W.T. Railroad Company Survey Number 1, Abstract Number 933, County Block 4552, City of San Antonio, Bexar County, Texas; being a portion of that certain called 1.52 acre tract ("Tract 2") described in instrument to Strata Trust Company, recorded in Document 20180175550 of the Bexar County Real Property Records; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found situated in the westerly right-of-way line of Kyle Seale Parkway (86' wide right-of-way, Volume 9520, Page 6, Bexar County Deed and Plat Records) and marking a southeastern corner of that certain called 46.29 acre tract described in instrument to McAlister Opportunity Fund 2012 LP, recorded in Volume 16747, Page 949 of the Bexar County Real Property Records, and marking the northeast corner of said 1.52 acre tract;

THENCE, with the westerly right-of-way line of said Kyle Seale Parkway the following two (2) courses and distances:

1. South 25°47'24" West, 11.15 feet to a 1/2-inch iron rod found at a point of curvature;
2. southwesterly, along the arc of a curve to the left having a radius of 1,443.00 feet, a central angle of 00°48'11", a long chord bearing of South 25°52'03" West, 20.22 feet, and a total arc length of 20.22 feet to a calculated point;

THENCE, North 65°37'34" West, 20.13 feet over-and-across said 1.52 acre tract to a 1/2-inch iron rod (with cap stamped "JONES CARTER") set for the northeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE, South 24°22'26" West, 40.00 feet to a 1/2-inch iron rod (with cap stamped "JONES CARTER") set for the southeast corner of herein described tract;

THENCE, North 65°37'34" West, 40.00 feet to a 1/2-inch iron rod (with cap stamped "JONES CARTER") set for the southwest corner of herein described tract;

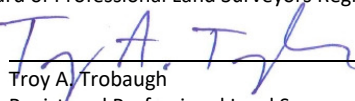
THENCE, North 24°22'26" East, 40.00 feet to a 1/2-inch iron rod (with cap stamped "JONES CARTER") set for the northwest corner of herein described tract;

THENCE, South 65°37'34" East, 40.00 feet to the POINT OF BEGINNING, containing 0.0367 acre of land in Bexar County, Texas as shown on Drawing No. 14285 filed under Job No. 01946-0596-00 in the office of JONES | CARTER, San Antonio, Texas.

Note: The bearings shown hereon are Texas State Coordinate System GRID, South Central Zone (NAD'83), as determined by Global Positioning System (GPS). The unit of linear measurement is U.S. Survey Feet. Please review the record instruments cited herein to compare the survey bearings and distances with the record calls.



JONES | CARTER, INC.
Texas Board of Professional Land Surveyors Registration No.100461-05


Troy A. Trobaugh
Registered Professional Land Surveyor #6241
Signature Date: May 18, 2020