

METES AND BOUNDS

Being 0.389 acres of land, more or less, being all of Lot 7, Block 18, New City Block 14728, Woodland Manor, Unit No. 3, City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 2805, Page 258, Deed and Plat Records, Bexar County, Texas, **SAVE & EXCEPT** that portion described in a Warranty Deed recorded in Volume 4176, Page 1157, Official Public Records, Bexar County, Texas; said 0.389 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the South corner of this 0.389 acres, same being the East corner of Lot 17, Woodland Amending (Volume 9679, Page 171) and on the northwest Right-of-Way line of Huebner Road, same also being the **POINT OF BEGINNING**;

THENCE along the line common to this 0.389 acres and said Lot 17, North 49 degrees 02 minutes 57 seconds West (called North 49 degrees 16 minutes 30 seconds West), a distance of 112.60 feet to a 1/2-inch iron rod capped WALS set for the West corner of this 0.389 acres, same being on the northeast line of said Lot 17 and the South corner of Lot 8 of said Woodland Manor, Unit No. 3;


THENCE along the line common to this 0.389 acres and said Lot 8, North 49 degrees 59 minutes 57 seconds East (called North 49 degrees 44 minutes East), a distance of 156.82 feet (called 157.50 feet) to a 1/2-inch iron rod capped WALS set for the North corner of this 0.389 acres, same being the East corner of said Lot 8 and on the southwest Right-of-Way line of Moonlight Way;

THENCE along the southwest Right-of-Way line of said Moonlight Way, South 49 degrees 02 minutes 57 seconds East (called South 49 degrees 16 minutes 30 seconds East), a distance of 87.94 feet to a 1/2-inch iron rod capped WALS set for a point of curvature to the right for this 0.389 acres, same being the North corner of said **SAVE & EXCEPT**;

THENCE along said curve to the right, having a radius of 15.00 feet, an arc length of 24.24 feet, a chord length of 21.69 feet and bearing of South 02 degrees 57 minutes 50 seconds East, and a delta angle of 92 degrees 36 minutes 20 seconds to a 1/2-inch iron rod capped WALS set for a point of compound curvature to the right for this 0.389 acres, same being on the northwest Right-of-Way line of said Huebner Road;

THENCE along the northwest Right-of-Way line of said Huebner Road, with said curve to the right, having a radius of 1157.00 feet, an arc length of 140.14 feet (called 140.73 feet), a chord length of 140.05 feet and bearing of South 47 degrees 07 minutes 05 seconds West, and a delta angle of 06 degrees 56 minutes 23 seconds to the **POINT OF BEGINNING**, and containing 0.389 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.


 Rudolf J. Pata, Jr.
 Registered Professional Land Surveyor
 Texas Registration No. 5388
 February 27, 2022

