

**METES AND BOUNDS**

Being 3.069 acres of land, more or less, being out of the J.W. Garraty Survey No. 19, Abstract 258, New City Block 10599, situated within the corporate City limits of San Antonio, Bexar County, Texas, and being the remaining portion of a 4.465 acre tract described in a Warranty Deed recorded in Volume 5478, Page 1777, Official Public Records, Bexar County, Texas, said 3.069 acres being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found (monument of record dignity) for the northwest corner of this 3.069 acres, same being the northeast corner of Lot 46 of the Binz-Engleman Kidney Clinic Subdivision (Volume 9545, Page 51) and on the South line of the Veronica Gonzalez, et al, 3.4681 acres (Volume 17414, Page 1292) and the **POINT OF BEGINNING**;

**THENCE** along the line common to this 3.069 acres and said Gonzalez 3.4681 acres, North 88 degrees 58 minutes 49 seconds East (called North 89 degrees 30 minutes 42 seconds East), a distance of 232.56 feet to a 1/2 inch iron rod found (monument of record dignity) for the northeast corner of this 3.069 acres, same being the southeast corner of said Gonzalez 3.4681 acres and on the West Right-of-Way line of Springfield Road;

**THENCE** along the West Right-of-Way line of said Springfield Road the following courses and distances:

South 09 degrees 47 minutes 13 seconds West (South 10 degrees 14 minutes 10 seconds West), at a distance of 357.45 feet pass a 1/2 inch iron pipe found for the northeast corner of the Humble Pipe Line Company Lease, 0.053 acres (Volume 4939, Page 71), and continuing for a total distance of 403.39 feet (called 403.53 feet) to a metal fence post found for an angle corner of this 3.069 acres, same being the southeast corner of said 0.053 acres;

North 88 degrees 33 minutes 34 seconds West (called North 88 degrees 01 minutes 02 seconds West), a distance of 5.62 feet (called 5.29 feet) to a point for an angle corner of this 3.069 acres;

South 09 degrees 42 minutes 57 seconds West (called South 10 degrees 15 minutes 29 seconds West), a distance of 13.26 feet (called 12.97 feet) to a 1/2 inch iron rod found for an angle corner of this 3.069 acres, same being the point of curvature of a curve to the right;

Along said curve to the right having a radius of 25.00 feet, an arc length of 39.25 feet (called 39.26 feet), a chord length of 35.34 feet, a chord bearing of South 54 degrees 59 minutes 21 seconds West, and a delta angle of 89 degrees 57 minutes 06 seconds to a 1/2 iron rod found on the northeast Right-of-Way of Binz-Engleman Road and for the point of tangency;

**THENCE** along the northeast Right-of-Way of said Binz-Engleman Road the following courses and distances:

North 80 degrees 20 minutes 22 seconds West (called North 79 degrees 45 minutes 50 seconds West), a distance of 125.90 feet (called 125.99 feet) to a 1/2 inch iron rod found for an angle corner of this 3.069 acres, same being the point of curvature of a curve to the right;

Along said curve to the right having a radius of 370.00 feet, an arc length of 282.42 feet, a chord length of 275.62 feet, a chord bearing of North 58 degrees 18 minutes 31 seconds West, and a delta angle of 43 degrees 44 minutes 03 seconds to a Mag nail with washer stamped WAL5 set for the southwest corner of this 3.069 acres, same being the South corner of a 13 foot Right-of-Way Dedication to the City of San Antonio (Volume 9545, Page 51);

**THENCE** departing the northeast Right-of-Way of said Binz-Engleman Road, North 41 degrees 36 minutes 22 seconds East, at a distance of 13.30 feet pass a 1/2 inch iron rod found for the South corner of said Lot 46, and continuing for a total distance of 348.61 feet to the **POINT OF BEGINNING**, and containing 3.069 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  
March 9, 2022

