

METES AND BOUNDS DESCRIPTION

May 5th, 2023

Being 2.51 acres of land out of Tract 338, Block 35, New City Block 11138 of the Mayfield Park subdivision recorded in Volume 980, Pages 94-95, Deed and Plat Records, Bexar County, Texas, said 2.51 acre tract being the tract recorded in Document #20190061358 of the Official Public Records of Bexar County, Texas and being more particularly described as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the northerly right-of-way line of W. Villaret Street for the most southeasterly corner of a 2.49 acre tract recorded in Document #20210089427 of the Official Public Records of Bexar County, Texas, and the most southwesterly corner of the herein described tract, said $\frac{1}{2}$ inch iron rod found being a distance of 262.73 feet to the east along the northerly right-of-way of W. Villaret from a $\frac{1}{2}$ inch iron rod found for the most southwesterly corner of said Tract 338;

THENCE North $00^{\circ}18'49''$ West, a distance of 830.37 feet along the east property line of said 2.49 acre tract to a $\frac{1}{2}$ inch iron rod found in the southerly right-of-way line of W. Mally Boulevard for the most northeasterly corner of said 2.49 acre tract and the most northwesterly corner of the herein described tract;

THENCE North $89^{\circ}33'29''$ East a distance of 131.60 feet along the southerly right-of-way line of W. Mally Boulevard to a record corner that bears 2.49' at South $69^{\circ}36'35''$ East from an iron rod found, for the most northwesterly corner of a 1.00 acre tract recorded in Volume 19069, Page 1107, of the Official Public Records, Bexar County, Texas, and the most northeasterly corner of the herein described tract;

THENCE South $00^{\circ}18'49''$ East a distance of 830.37 feet along the westerly line of said 1.00 acre tract and a 1.05 acre tract recorded in Volume 17803, Page 1062, of the Official Public Records, Bexar County, Texas, to a $\frac{1}{2}$ inch iron rod set for the most southwesterly corner of said 1.05 acre tract and the most southeasterly corner of the herein described tract;

THENCE South $89^{\circ}33'27''$ West a distance of 131.60 feet along the northerly right-of-way line of said W. Villaret Street to the **POINT OF BEGINNING**.



Stephen G. Cook
Registered Professional Land Surveyor
No. 5293
TBPLS Firm # 10005400
SCGE No. 2278