

METES AND BOUNDS

Being 0.507 acres of land, more or less, being all of Lot 20, Block 4, New City Block 14919, Peach Grove Subdivision Unit 1-A, situated in the City of San Antonio, Texas, according to the map or plat thereof recorded in Volume 6500, Page 128, Deed and Plat Records of Bexar County, Texas, **SAVE and EXCEPT** that certain 0.2496 acres described in Warranty Deed recorded in Volume 3457, Page 1921, and that certain 0.252 acres described in General Warranty Deed recorded in Volume 15749, Page 392, Official Public Records of Bexar County, Texas, said 0.507 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the lower southeast corner of this 0.507 acres, same being the lower southeast corner of said Lot 20 and on the North Right-of-Way of Red Haven Drive, same also being the **POINT OF BEGINNING**;

THENCE along the North Right-of-Way of said Red Haven Drive, South 89 degrees 46 minutes 47 seconds West (called North 89 degrees 39 minutes 07 seconds West, a distance of 174.76 feet to a 1/2 inch iron rod set for the southwest corner of this 0.507 acres, same being the southwest corner of said Lot 20 and the southeast corner of Lot 19, Block 4 (Peach Grove Subdivision Unit 1-A);

THENCE along the line common to this 0.507 acres, said Lot 19, and said Lot 20, North 00 degrees 14 minutes 02 seconds West (called North 00 degrees 20 minutes 53 seconds West), a distance of 110.06 feet to a 1/2 inch iron rod set for the northwest corner of this 0.507 acres, same being the southwest corner of the James C. M. Liu tract (said 0.2496 acres);

THENCE along the line common to this 0.507 acres and said Liu 0.2496 acres, North 89 degrees 17 minutes 21 seconds East, at a distance of 97.59 feet pass a 3/8 inch iron rod found for the southeast corner of said Liu 0.2496 acres, same being the southwest corner of the Ariama Holdings, LLC tract (said 0.252 acres), and continuing in all a total distance of 198.70 feet to a 1/2 inch iron rod found for the northeast corner of this 0.507 acres, same being the southeast corner of said Ariama 0.252 acres and on the West Right-of-Way of South W.W. White Road;

THENCE along the West Right-of-Way of said South W.W. White Road, South 02 degrees 04 minutes 12 seconds East (called South 00 degrees 11 minutes 32 seconds East), a distance of 87.02 feet to a 1/2 inch iron rod found for a 1/2 inch iron rod found for the upper southeast corner of this 0.507 acres, same being the lower southeast corner of said Lot 20 and the beginning of a curve to the right;

THENCE along said curve to the right with a radius of 25.00 feet, an arc length of 40.83 feet (called 39.51 feet), a chord length of 36.44 feet, a chord bearing of South 46 degrees 55 minutes 35 seconds West, and a delta angle of 93 degrees 34 minutes 07 seconds (called 90 degrees 32 minutes 25 seconds) to the **POINT OF BEGINNING**, and containing 0.507 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
August 8, 2019

