

METES AND BOUNDS**TRACT 2**

Being 0.572 acres of land, more or less, being a portion out of Lot 15, Block G, New City Block 11557, Woodlawn Hills Country Estates, Bexar County, Texas, according to the map or plat thereof recorded in Volume 642, Page 149, Deed and Plat Records, Bexar County, Texas, and being that same property conveyed in Warranty Deed recorded in Document Number 20180152621, corrected in Document Number 20180163292 and described in Document Number 20140153096, all being of the Official Public Records, Bexar County, Texas; said 0.572 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the East corner of this 0.572 acres, same being the South corner of the Dwaipayan Chakraborti 0.751 acres (Document No. 20210012736) and on the northwest Right-of-Way line of Hillcrest Drive;

THENCE along the northwest Right-of-Way line of said Hillcrest Drive, South 44 degrees 00 minutes 31 seconds West (called South 44 degrees 10 minutes 16 seconds West), a distance of 96.99 feet to a 1/2 inch iron rod capped WALS set for the South corner of this 0.572 acres, same being the East corner of Tract 1 surveyed this same date;

THENCE departing the southeast line of and severing said lot 15, North 60 degrees 38 minutes 36 seconds West, a distance of 263.35 feet to a 1/2 inch iron rod capped WALS set for the West corner of this 0.572 acres, same being the North corner of said Tract 1 and on the southeast line of the Expect A Miracle Church tract (Volume 7884, Page 1125);

THENCE along the line common to this 0.572 acres and said Expect A Miracle Church tract, North 31 degrees 29 minutes 50 seconds East (called North 31 degrees 49 minutes 00 seconds East), a distance of 88.29 feet to a 1/2 inch iron rod found for the North corner of this 0.572 acres, same being the East corner of the Expect A Miracle Church and on the southwest line of said Chakraborti 0.751 acres;

THENCE along the line common to this 0.572 acres and said Chakraborti 0.751 acres, South 61 degrees 46 minutes 18 seconds East (called North 61 degrees 21 minutes 21 seconds East), a distance of 284.64 feet to the **POINT OF BEGINNING**, and containing 0.572 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 hereon 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
June 20, 2022

