

Metes and Bounds Description for
2.035 acres
September 23, 2021

Being a 2.035 acre (88,645 square feet) of land, out of the Guadalupe Collage Survey No. 416, Abstract No. 266, County Block 4864, being a portion of that same 5.69 acres and the remainder of 2.00 acre tract of land described in warranty deed, Volume 7922, Page 713 of the Official Public Record of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found on the east right-of-way U.S. Highway 281 for the southwest corner 14.93-acre tract of land described in Warranty Deed of the Official Public Records of Bexar County, Texas, same being the northwest corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, N86°18'02"E, departing the east right-of-way U.S. Highway 281, along the south line of said 14.93-acre tract, at a distance of 226.44 feet to a 1/2" iron found in the south line of said 14.93-acre tract, same being the angle point of this herein described tract;

THENCE, N86°04'06"E, continuing with the south line of said 14.93-acre tract, at a distance of 118.03 feet to a 1/2" iron rod set with "GE Reaves" plastic cap in the north line of said 5.69-acre tract, same being the northeast corner of this herein described tract;

THENCE, over and across said 5.69-acre tract, following three (3) courses and distances;

1. S39°15'33"W, at a distance of 125.40 feet to a fence post,
2. S06°37'35"W, at a distance of 76.32 feet to a fence post,
3. S03°39'36"E, at a distance of 133.28 feet to a 1/2" iron rod with "GE Reaves" plastic cap to the north line of a 2.8544-acre tract of land described in General Warranty Deed in Document No. 20210046366 of the Official Public Records of Bexar County, Texas, southeast corner of this herein described tract;

THENCE, with the north line of said 2.8544-acre tract, following two (2) courses and distances;

1. S85°20'28"W, at a distance of 290.20 feet to a 1/2" iron rod found for an angle point;
2. N76°28'22"W, at a distance of 13.05 feet to a 1/2" iron rod with "GE Reaves" plastic cap found on the east right-of-way U.S. Highway 281 and the northwest corner of said 2.8544-acre tract, same being the southwest corner of this herein described tract;

THENCE, N06°51'50"E, along the east right-of-way U.S. Highway 281, at a distance of 206.65 feet to a 1/2" iron rod with "GE Reaves" plastic cap found on the east right-of-way U.S. Highway 281, and the point of curvature of a curve to the right

THENCE, 98.44 feet, continuing with the east right-of-way U.S. Highway 281 with a curve to the right having a radius of 3819.72 feet and a central angle of 01°29'30", to the **POINT OF BEGINNING** of this herein described tract and containing 2.035 acres of land (88,645 square feet), more or less.

Jose G. Gonzalez 09/23/2021
Jose Gilberto Gonzalez
R.P.L.S. No. 4682
GE Reaves Engineering
Firm No. 10133700
FN20-0593

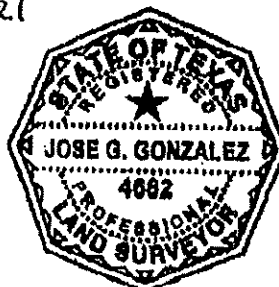


EXHIBIT "A"