



**DESCRIPTION OF
A 0.072 OF ONE ACRE TRACT OF LAND**

Being a 0.072 of one acre tract of land in New City Block (N.C.B.) 15704, City of San Antonio, Bexar County, Texas, being out of Lot 13, Block A, shown on the plat of Fertile Valley Farms Subdivision, recorded in Volume 3377, Pages 76-78, Deed and Plat Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" rebar with a "CEC" plastic cap set on the southeast line of a 15-foot wide Alley, the common corner of said Lot 13 and Lot 12, said Fertile Valley Farms Subdivision, the **POINT OF BEGINNING**, the north corner of this tract;


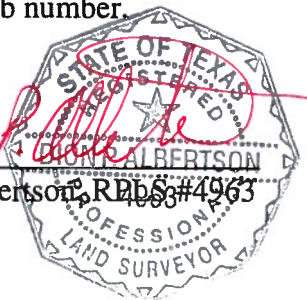
THENCE South 29°02'17" East, coincident with the common line of Lot 13 and said Lot 12, a distance of 210.00 feet to a 1/2" rebar with a "CEC" plastic cap set at the common corner of Lot 13 and Lot 12 on the northwest right-of-way line of Durham Road (R.O.W.-60', unconstructed street), said Fertile Valley Farms Subdivision, the east corner of this tract;

THENCE South 60°57'43" West, coincident with the common line of Lot 13 and said northwest right-of-way line, a distance of 15.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the south corner of this tract;

THENCE North 29°02'17" West, departing said common line, crossing Lot 13, a distance of 210.00 feet to a 1/2" rebar with a "CEC" plastic cap set on the common line of Lot 13 and the aforementioned southeast line of a 15-foot wide Alley, the west corner of this tract;

THENCE North 60°57'43" East, coincident with the common line of Lot 13 and said southeast line of the 15-foot wide Alley, a distance of 15.00 feet to the **POINT OF BEGINNING**, and containing 0.072 of one acre of land, more or less.

The basis of bearing recited hereon is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit with like job number.


Dion P. Albertson, R.L.S.#4963


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**DESCRIPTION OF
A 0.155 OF ONE ACRE TRACT OF LAND**

Being a 0.155 of one acre tract of land in New City Block (N.C.B.) 15704, City of San Antonio, Bexar County, Texas, being a portion of a 15-foot wide Alley out of Block A, shown on the plat of Fertile Valley Farms Subdivision, recorded in Volume 3377, Pages 76-78, and on the Correction Plat of Fertile Valley Farms Subdivision Sheet No. 3, recorded in Volume 3377, Page 140, both in the Deed and Plat Records, Bexar County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" rebar with a "CEC" plastic cap set on the southeast line of said 15-foot wide Alley, the common corner of Lot 13 and Lot 12, said Fertile Valley Farms Subdivision, said corner also being the north corner of a tract of land consisting of said Lot 13 and a remaining portion of Lot 14, said Fertile Valley Farms Subdivision, described in Volume 13238, Page 1894, Official Public Records of Real Property, Bexar County, Texas; thence South 60°57'43" West, coincident with the common line of said 15-foot Alley and Lot 13, a distance of 15.00 feet to a 1/2" rebar with a "CEC" plastic cap set, the **POINT OF BEGINNING**, the east corner of this tract;

THENCE South 60°57'43" West, coincident with the common line of said Alley, the northwest line of Lot 13 and the remaining portion of Lot 14, shown on the aforementioned Correction Plat of Fertile Valley Farms Subdivision Sheet No. 3, a distance of 448.34 feet to a 1/2" rebar with a "CEC" plastic cap set, the common corner of a remaining portion of Lot 14 and a 0.104 of one acre parcel of land, called Parcel No. 14275, described in Volume 8596, Page 1202, Official Public Records of Real Property, Bexar County, Texas, the south corner of this tract;

THENCE North 35°26'42" West, crossing the 15-foot wide Alley, a distance of 15.09 feet to a 1/2" rebar with a "CEC" plastic cap set on the northwest line of the 15-foot wide Alley, the common corner of Lot 1, said Correction Plat of Fertile Valley Farms Subdivision Sheet No. 3, and a 0.062 of one acre parcel of land, called Parcel No. 14276, also described in said Volume 8596, Page 1202, the west corner of this tract;

THENCE North 60°57'43" East, coincident with the common line of the 15-foot Alley, said Lot 1 and Lot 2, shown on the aforementioned plat of Fertile Valley Farms Subdivision, a distance of 450.03 feet to a 1/2" rebar with a "CEC" plastic cap set, the north corner of this tract;



CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

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October 18, 2016
Job No.: E0508701

THENCE South 29°02'17" East, crossing the 15-foot Alley, a distance of 15.00 feet to the **POINT OF BEGINNING**, and containing 0.155 of one acre of land, more or less.

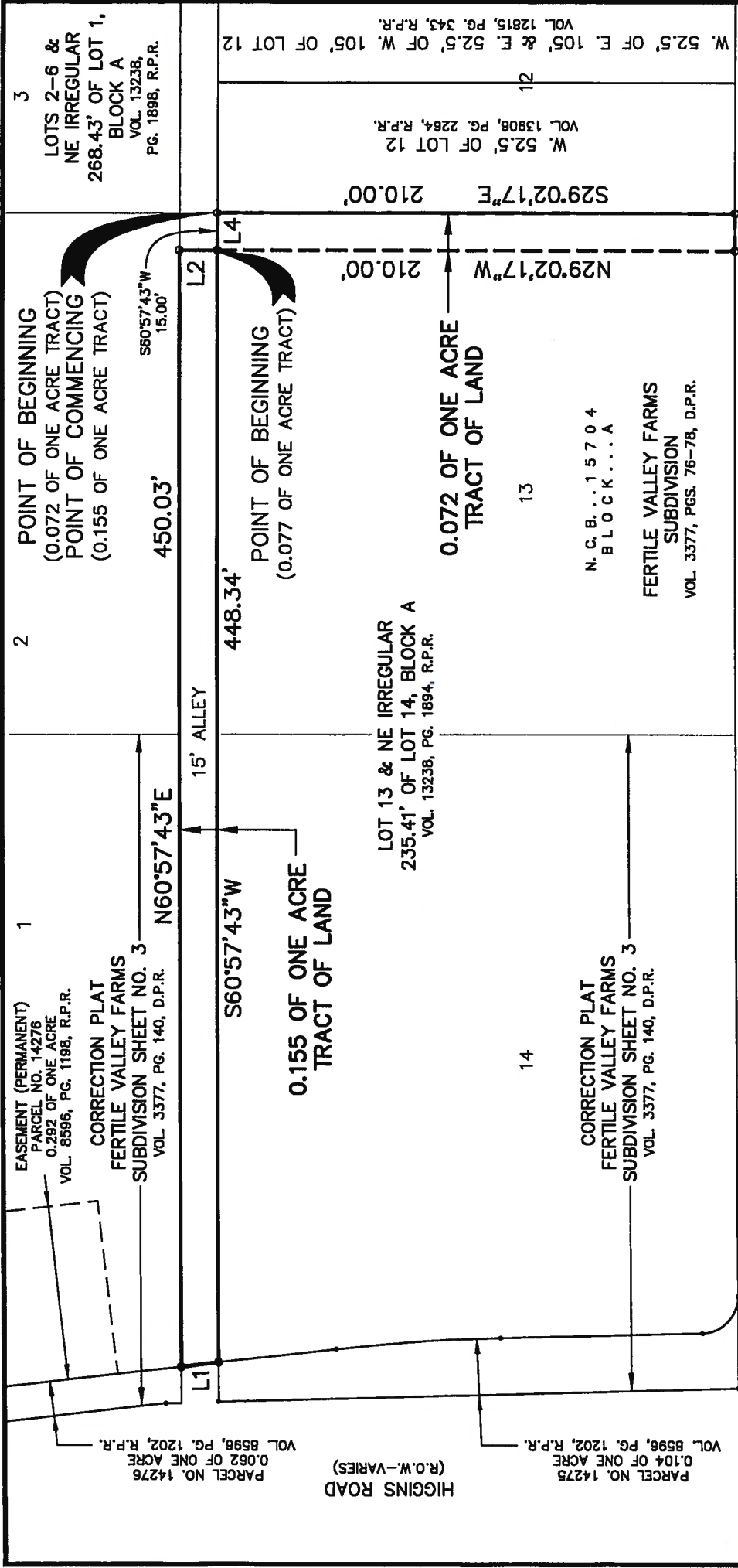
The basis of bearing recited hereon is the Texas State Plane Coordinate System, South Central Zone (NAD83). This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC). There is an exhibit with like job number.

Dion P. Albertson
Dion P. Albertson, RPLS #4963

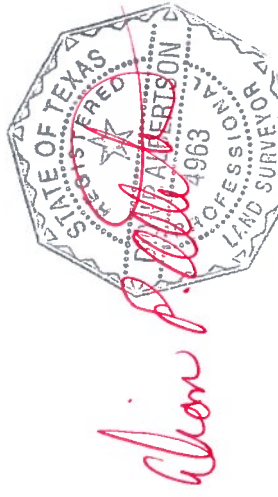
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TEXAS FIRM REGISTRATION NUMBERS: ENGINEERING F-2214 | SURVEY 10041000 | WWW.CECTEXAS.COM



DURHAM ROAD
(R.O.W.--60', UNCONSTRUCTED STREET)



LINE	BEARING	LENGTH
L1	N35°26'42\"W	15.09'
L2	S29°02'17\"E	15.00'
L3	S60°57'43\"W	15.00'
L4	N60°57'43\"E	15.00'

SCALE: 1" = 60'

NOTES:

1. A 1/2" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER, UNLESS NOTED OTHERWISE.
2. THE BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. FIELD SURVEY COMPLETED 10/____/2016
4. THERE IS A METES AND BOUNDS DESCRIPTION WITH LIKE JOB NUMBER.
5. IMPROVEMENTS ARE NOT SHOWN FOR CLARITY PURPOSES.
6. D.P.R. DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
R.P.R. DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



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Engineering No.: F-2214
Surveying No.: 100410-00

DATE	10/18/16
JOB NUMBER	E0565800
SHEET	4
OF	4

EXHIBIT OF
A 0.072 OF ONE ACRE TRACT OF LAND
AND
A 0.155 OF ONE ACRE TRACT OF LAND,
NEW CITY BLOCK (N.C.B.) 15704,
SAN ANTONIO, BEXAR COUNTY, TEXAS