

LEGAL DESCRIPTION
0.509 ACRES

0.509 acres of land being a portion of Lot 2 and Lot 17, Block 7, NCB 14691, Babcock Acres, according to the map or plat thereof recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas and further being that same tract of land as conveyed to the City of San Antonio, as described in Volume 4195, Page 1210, Official Public Records of Bexar County, Texas; said 5.09 acres being more particularly described as follows:

BEGINNING, at a set ½ inch iron rod with “CUDE” cap located in the southeasterly right of way line of South Rincon Boulevard and marking the most westerly corner of Lot 3, Babcock Acres, same being the most northerly corner of said Lot 2;

THENCE, South 33deg 31’ 15” East, leaving the southeasterly right of way line of South Rincon Boulevard and along the common line between Lot 2 and Lot 3, Block 7 and along the common line between Lot 16 and Lot 17, Block 7, a distance of 369.89 feet, to a set ½ inch iron rod with “CUDE” cap located in the northwesterly right of way line of Redwing Drive and marking the most southerly corner of Lot 16, same being the most easterly corner of Lot 17;

THENCE, South 72deg 36’ 06” West, along the northwesterly right of way line of Redwing Drive, a distance of 62.35 feet, to a set ½ inch iron rod with “CUDE” cap;

THENCE, North 33deg 31’ 30” West, leaving the northwesterly right of way line of Redwing Drive and crossing Lot 17 and Lot 2, a distance of 369.80 feet, to a set ½ inch iron rod with “CUDE” cap located in the southeasterly right of way line of South Rincon Boulevard;

THENCE, North 72deg 33’ 41” East, along the southeasterly right of way line of South Rincon Boulevard, a distance of 62.35 feet, to the **POINT OF BEGINNING** and containing 0.509 acres of land, more or less.

Basis of bearings is the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).

 4/4/18

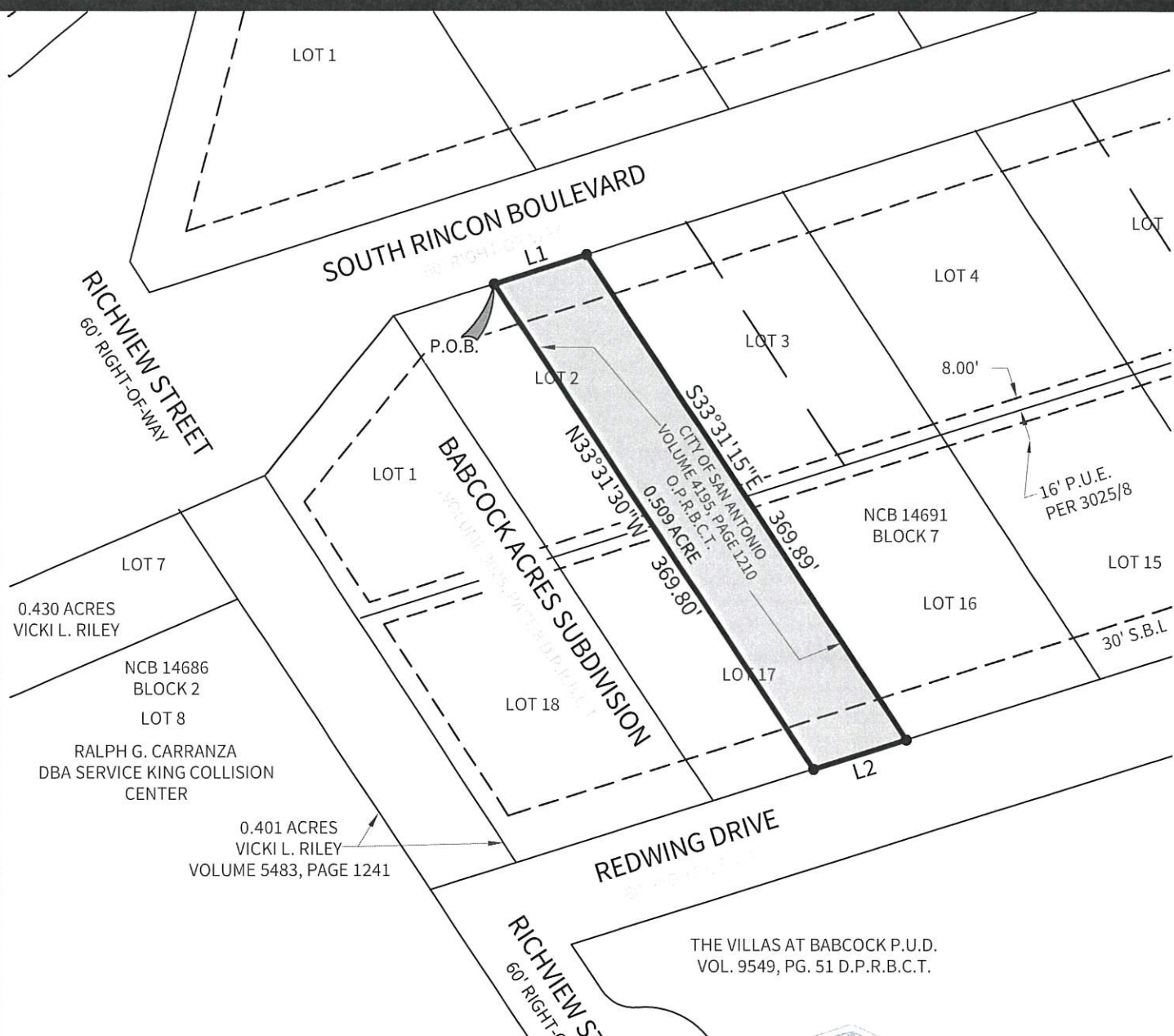
James W. Russell
Registered Professional Land Surveyor No. 4230
Cude Engineers
4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
TBPLS Firm No. 10048500
TBPE Firm No. 455
Project No. 03054.000.0

Revised: June 4, 2018



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REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



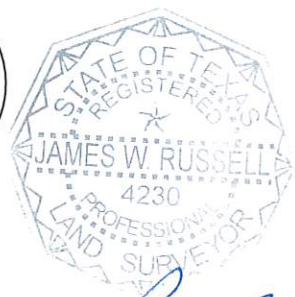
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N72°33'41"E	62.35'
L2	S72°39'06"W	62.35'

LEGEND

- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- P.O.B. = POINT OF BEGINNING
- = 1/2" IRON ROD SET WITH "CUDE" CAP

NOTES:

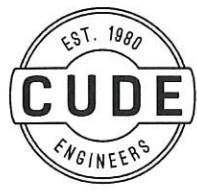
1. BASIS OF BEARINGS: Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (93).



James W. Russell
6/4/18



SCALE: 1" = 100'



CUDE ENGINEERS
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TBPE FIRM #455
TBPLS FIRM #10048500

EXHIBIT OF
0.509 acres of land being part of Babcock Acres Subdivision, City of San Antonio, Bexar County, Texas, recorded in Volume 3025, Page 8, Deed and Plat Records of Bexar County, Texas.

DATE: JUNE 4, 2018

JOB NO.: 03054.000