

## METES & BOUNDS DESCRIPTION

A 9.02 (CALLED 9.0) ACRE TRACT IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 14865, BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, SAID TRACT BEING ORIGINALLY SUBDIVIDED AND DESIGNATED AS VALLEYVIEW ACRES SUBDIVISION RECORDED IN VOLUME 3975, PAGE 122, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF SAID SUBDIVISION HAVING SUBSEQUENTLY BEEN VACATED BY THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AS EVIDENCED BY THE VACATING PLAT OF VALLEYVIEW ACRES SUBDIVISION RECORDED IN VOLUME 5580, PAGES 89-90, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN VOLUME 5725, PAGE 571, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a found ½" iron rod in the westerly R.O.W. line of Babcock Road (a 60' R.O.W., per plat) for the northeast corner of the herein described tract, the southeast corner of Lot 1, Block 14, N.C.B. 17148, Cedar Creek Subdivision Unit 1, as recorded in Vol. 9300, Pg. 153, Deed and Plat Records of Bexar County, Texas;

**THENCE** along and with said R.O.W., South 21°56'25" West, a distance of 215.61 feet (called South 22°40'00" West, a distance of 215.61 feet) to a set ½" iron rod for a point of curvature;

**THENCE** along a curve to the left with the following parameters:

Radius: 756.93 feet

Arc Length: 159.36 feet (called 158.53 feet)

Chord Length: 159.07 feet (called 158.24 feet)

Chord Bearing: South 16°09'00" West (called South 16°30'18" West)

Delta Angle: 12°03'46" (called 12°00'00")

To a point of reference located South 72°46'55" East, a distance of 1.00 feet from a found fence post for the southeast corner of the herein described tract, the northeast corner of Lot 1, Block 1, N.C.B. 17224, University Row Townhouse Subdivision, as recorded in Vol. 9502, Pg. 44, Deed and Plat Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said University Row Subdivision, South 89°51'40" West, a distance of 1059.55 feet (called North 89°26'00" West, a distance of 1058.92 feet) to a found ½" iron rod for the southwest corner of the herein described tract, the northeast corner of Lot 52, the southeast corner of Lot 58, Block 1, N.C.B. 16871, North Hills Village Unit 2, as recorded in Vol. 9510, Pgs. 10-15, Deed and Plat Records of Bexar County, Texas;

**THENCE** along and with the common boundary of the herein described tract and said North Hills Village Subdivision, the following courses:

North 00°18'33" East, a distance of 81.48 feet (called North 00°33'00" East, a distance of 90.90 feet) to a found ½" iron rod for an angle point of the herein described tract, the common east corner of said Lot 50 and Lot 59, said Subdivision;

North 00°05'28" East, a distance of 270.57 feet (called North 00°39'50" East, a distance of 260.83 feet) to a found ½" iron rod for the northwest corner of the herein described tract, the common east corner of Lots 64 and 66, said Subdivision, the southwest corner of Lot 14, Block 14, N.C.B. 17148, Cedar Point Subdivision, as recorded in Vol. 9528, Pg. 21, Deed and plat Records of Bexar County, Texas;

**THENCE** along the southerly line of said Cedar Point Subdivision, North 89°50'25" East, a distance of 1183.49 feet (called South 89°26'00" East, a distance of 1183.04 feet) to the **POINT OF BEGINNING** and containing 9.02 acres, more or less.

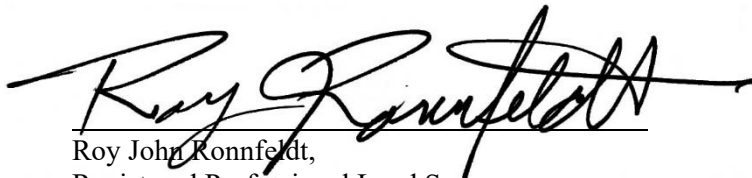
REVISION NO. 1 – Add N.C.B. number in preamble. January 4, 2018

STATE OF TEXAS §

August 27, 2015

COUNTY OF BEXAR §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Roy John Ronnfeldt,  
Registered Professional Land Surveyor  
Registration No. 3520



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	756.93'	158.53'	158.24'	S 16°30'18" W	12°00'00"
C2	756.93'	159.36'	159.07'	S 16°09'00" W	12°03'46"

LINE	BEARING	DISTANCE
L1	N 00°33'00" E	90.90'
L2	N 00°18'33" E	81.48'

CEDAR POINT SUBDIVISION  
(VOL. 9528, PG. 21)  
BLOCK 14, N.C.B. 17148

CEDAR CREEK SUBDIVISION UNIT 1  
(VOL. 9300, PG. 153)  
LOT 1, BLOCK 14  
N.C.B. 17148

ANSELMO PRU SURVEY NO. 20,  
ABSTRACT NO. 574

VACANT LOT  
CALLED 9.0 ACRES TRACT  
(VOL. 5725, PG. 571)  
392842 SQ. FT.  
9.02 ACRES

UNIVERSITY ROW TOWNHOUSE SUBDIVISION  
(VOL. 9502, PG. 44)  
LOTS 1-8, BLOCK 1  
N.C.B. 17224

UNIVERSITY ROW TOWNHOUSE  
SUBDIVISION UNIT 2  
(VOL. 9510, PG. 44)  
LOTS 9, BLOCK 1  
N.C.B. 17224

WEST CAMPUS APARTMENTS  
LOTS 87, BLOCK 1  
N.C.B. 16871

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BARBED WIRE FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- PLATTED LOT LINE
- SET IRON ROD
- POINT OF REFERENCE
- FOUND IRON ROD
- POWER POLE
- FIRE HYDRANT
- RECORDED ON DEED
- (F.M.) FIELD MEASURED

SURVEYOR'S NOTE  
BASIS OF BEARING, TEXAS SOUTH CENTRAL NAD 83.

THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

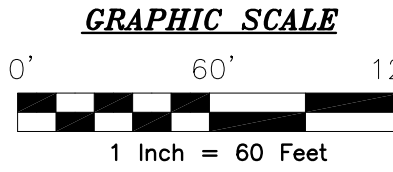
At date of this survey, the property is in FEMA designated ZONE AE & X as verified by FEMA map Panel No: 48029C 0210 G, effective date of SEPTEMBER 29, 2010. Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the discrepancies, conflicts, or shortages in area or boundary lines, encroachments, protrusions, or overlapping of improvements shown.

X \_\_\_\_\_

X \_\_\_\_\_

**Legal Description of the Land:**  
A certain tract or parcel of land consisting of 9.0 acres of that certain tract of land originally subdivided and designated as Valleyview Acres Subdivision recorded in Volume 3975, Page 122 of the Plat Records of Bexar county, Texas, a portion of said subdivision having subsequently been vacated by the Commissioner's Court of Bexar County, Texas, as evidenced by the Vacating Plat of Valleyview Acres Subdivision, recorded in Volume 5580, Page 89-92 of the Plat Records of Bexar county, Texas, out of the A. Prue O.S. 20, Abstract 574, County Block 4766, and the F.R. Feille O.S. 21, Abstract 1273, County Block 5614, situated in Bexar County, Texas, and said 9.0 acre tract being later conveyed to Fritz H. Brooks and wife, Dora Brooks, by Dean L. Toland, by deed dated February 14, 1967, recorded in Volume 5725, Page 571, Bexar County Deed Records.



I, ROY JOHN RONNFELDT, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to \_\_\_\_\_ and \_\_\_\_\_ that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).  
Borrower/Owner: FRITZ HAROLD BROOKS  
Address: 14715 BARCOCK ROAD GF No. \_\_\_\_\_  
**Legal Description of the Land:**  
**SEE ABOVE**

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 3975, PAGES 122-127, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:

AMERISURVEYORS, LLC  
20079 Stone Oak Parkway Suite # 1230 San Antonio, Texas 78258  
Phone: (210) 367-2200 Fax: (210) 329-1043

**FINAL "BOUNDARY" SURVEY**

JOB NO.:	1508030989	NO. REVISION	DATE
DATE:	08/21/15		
DRAWN BY:	MN/KB		
APPROVED BY:	RJR		



*Roy Ronnfeldt*  
ROY JOHN RONNFELDT, R.P.L.S.  
Registered Professional Land Surveyor  
Registration No. 3520