

Metes and Bounds Field Notes Description for
4.536 Acre Tract
May 7, 2019

Being a 4.536 acre tract (197,592 square feet) out of portions of the east half of Lots 5 and 12, Block F, New City Block (N.C.B.) 14658, Alamo Farmsteads Subdivision as recorded in Volume 980, Page 374, Deed and Plat Records, Bexar County, Texas and being more particularly described by the metes and bounds as follows:

COMMENCING: At a found 1" pipe on the north right-of-way line of Whitby Road (60' right-of-way {R.O.W.}), and same point being the common south corner of said Lot 5 and Lot 6, Block F, New City Block (N.C.B.) 14658, said Alamo Farmsteads Subdivision and also being +/- 1060 feet in an easterly direction from the east R.O.W. line of Abe Lincoln;

THENCE: North 89°32'47" East, 163.31 feet, along said north R.O.W. line of Whitby Road and the south line of said Lot 5 to a found 1/2" iron rod;

THENCE: North 00°34'13" West, 300.00 feet, departing the north R.O.W. line of said Whitby Road to the **POINT OF BEGINNING**;

THENCE: North 00°34'13" West, 1061.21 feet along east line of the remaining portion of Lot 5 and the west line of this tract to a found PK Nail in top of a fence post on the south line of Lot 50, Block 1, N.C.B. 17352, Lost Oaks Subdivision as recorded in Volume 9512, Page 140, Deed and Plat Records, Bexar County, Texas, same point being on a curve to the right for the northwest corner of the tract being described herein;

THENCE: 239.09 feet along said curve to the right having a central angle of 04°48'20", a radius of 2850.66 feet, and a chord bearing and distance of South 85°06'31" East, 239.02 feet to a set 1/2" iron rod with blue cap (GRE 3275) in the south line of Lot 45, Block 1, N.C.B. 17352, of said Lost Oaks Subdivision, for the northeast corner of this tract being described herein;

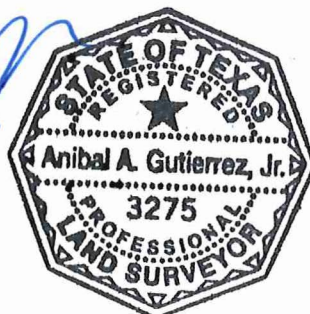
THENCE: South 05°47'24" West, 676.14 feet departing the south line of said Lot 45, along the west line of Lot 13, Block F, N.C.B. 14658, said Alamo Farmsteads Subdivision and the east line of this tract to a set 1/2" iron rod with blue cap (GRE 3275) for an angle point on the east line of this tract being described herein;

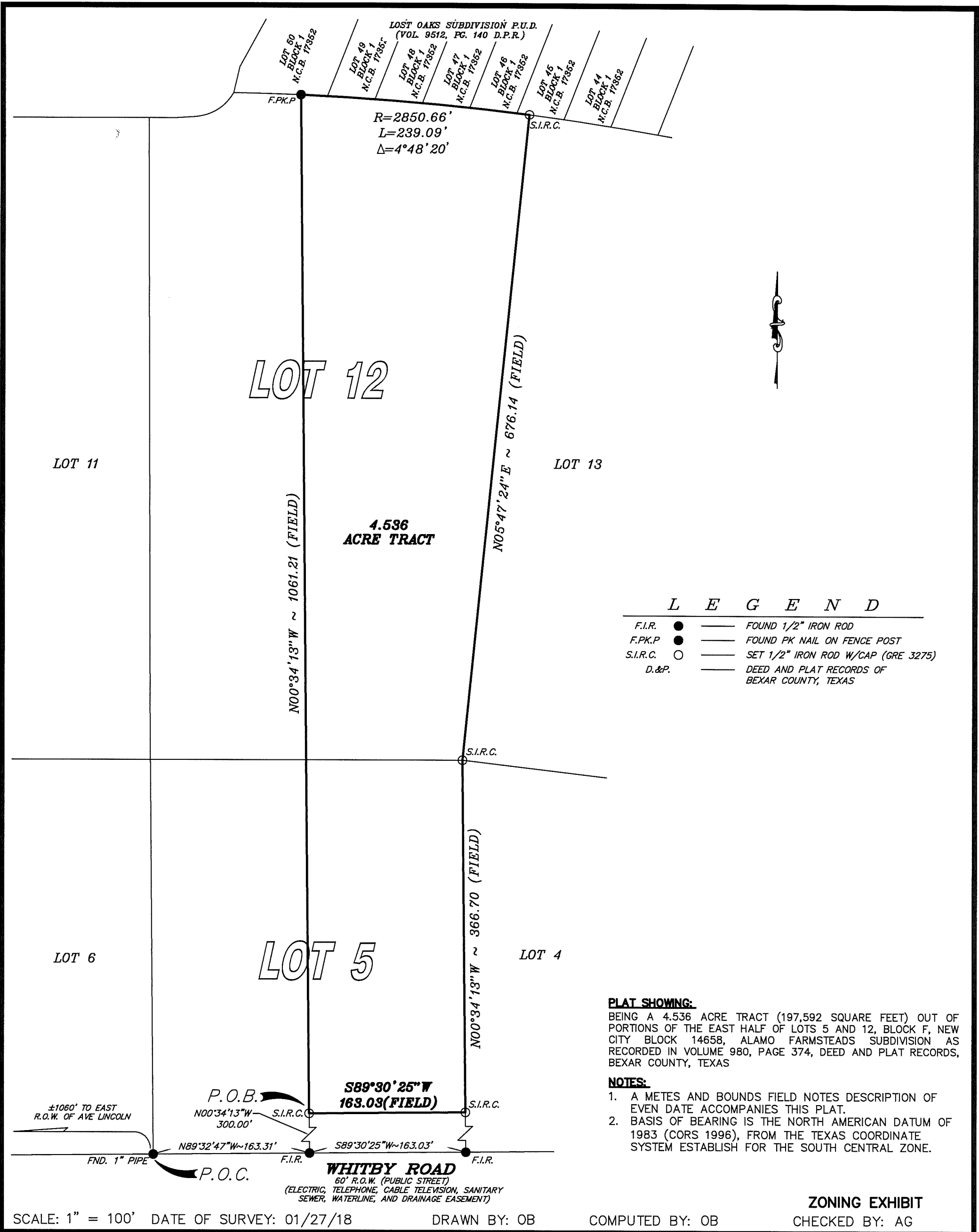
THENCE: South 00°34'13" East, 366.70 feet along the west line of Lot 4, Block F, N.C.B. 14658, said Alamo Farmsteads Subdivision and the east line of this tract to a set 1/2" iron rod with blue cap (GRE 3275), for the southeast corner of this tract being described herein;

THENCE: South 89°30'25" West, 163.03 feet along the south line this tract to the **POINT OF BEGINNING** and containing 4.536 (197,592 square feet) of land, more or less, as surveyed on the ground by GE Reaves Engineering on January 27, 2018.

Anibal A. Gutierrez Jr.
R.P.L.S. No. 3275
GE Reaves Engineering
TBPLS Firm Number 101337
FN 17-1386-4

5-7-19





L E G E N D

F.I.R.	●	—	FOUND 1/2" IRON ROD
F.P.K.P.	●	—	FOUND PK NAIL ON FENCE POST
S.I.R.C.	○	—	SET 1/2" IRON ROD W/CAP (GRE 3275)
D.&P.	—	—	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

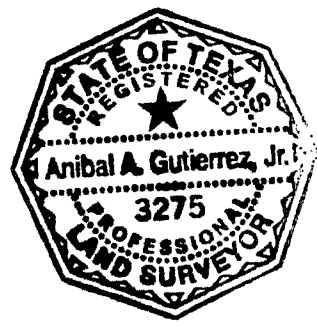
PLAT SHOWING:
 BEING A 4.536 ACRE TRACT (197,592 SQUARE FEET) OUT OF PORTIONS OF THE EAST HALF OF LOTS 5 AND 12, BLOCK F, NEW CITY BLOCK 14658, ALAMO FARMSTEADS SUBDIVISION AS RECORDED IN VOLUME 980, PAGE 374, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

- NOTES:**
1. A METES AND BOUNDS FIELD NOTES DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISH FOR THE SOUTH CENTRAL ZONE.

SCALE: 1" = 100' DATE OF SURVEY: 01/27/18 DRAWN BY: OB COMPUTED BY: OB ZONING EXHIBIT CHECKED BY: AG

To: The Leinholder and/or Landowner and to _____, I, Anibal Augusto Gutierrez Jr., a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

Legal: 4.536 ACRE TRACT "SEE PLAT SHOWING" Block F N.C.B. 14658
 Addition or Subdivision ALAMO FARMSTEADS SUBDIVISION
 Volume 980 Page 374 of the DEED AND PLAT records of BEXAR County, Texas.
 Owner: PRESBYTERIAN CHILDREN'S HOME
 Address: 6359 WHITBY RD., SAN ANTONIO, TX 78240 GF No. ~



Anibal A. Gutierrez 5-7-19
 Registered Professional Land Surveyor
 JOB NO. 17-1386-4

GE Reaves Engineering (FIRM NO. 101337)
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 San Antonio, Texas 78228
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